D. COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL (Applicant)

04-4-CZ5-1 (03-353) BCC/District 13 Hearing Date: 9/30/04

Property Owner (if different from applicant) Country Club Shopping Center, Inc.

Is there an option to purchase ☐ / zoning request? Yes ☐ No ☑	lease \square the property predicated on the approval	f the
Disclosure of interest form attached?	Yes ☑ No □	

Previous Zoning Hearings on the Property:

<u>Year</u>	Applicant	Request	Board	Decision
1982	Dom, Inc.	Zone change from AU and RU-3 to BU-1A.	BCC	Approved
1987	Teremar Corp.	Use variance to permit a package store in the BU-1A district.	ZAB	Approved w/conds.
1987	Bear's Entertainment	 Special exception to permit a bar with an amusement center & billiard room in a BU-1A district. Special exception to the spacing req. from other liquor store establishments. 	ZAB	Approved w/conds.
1990	Hector Garcia & Augustin Esposito	To permit plant nursery and car wash.Modif. of approved plans.Modif. of condition of covenant.	BCC	Approved w/conds.
1991	Bethl Assm. of God, Inc.	 Use variance to permit religious facility in BU-1A district. Modif. of approved plans. Modif of condition of covenant. 	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

#Z-

DATE: 7/29/2004

APPLICANT: A. COUNTRY CLUB SHOPPING CENTER, INC./ T-MOBIL (04-4-CZ5-1/03-353)

MOTION: to defer the application to September 30, 2004, due to lack of a quorum.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				
Diaz				
Ferguson			<u> </u>	
Heyman				
Martinez				
Morales				
Moss				
Rolle				
Seijas				
Sorenson				
Sosa				
Souto				
Chair Carey-Shuler	<u></u>			
TOTAL		<u></u>		

DATE: 07/15/2004 #Z- 04-4-CZ5-1

APPLICANT: COUNTRY CLUB SHOPPING CENTER

INC./T-MOBILE MOTION: Defferal

OLL CALL		M/S	YES	NO	ABSEN
Barreiro			Х		
Diaz					X
Ferguson			X		
Heyman			Х		
Martinez			Х		
Morales			X		
Moss			X		
Rolle				Χ	
Seijas		M	Χ		
Sorenson			X		
Sosa		S	X		
Souto	•		X		
Chair Carey	-Shuler				X
TOTAL			10	1	2

OMIAMI-DADE COUNTY OF COMMUNITY ZONING APPEALS BOARD - AREA 5 MOTION SLIP

HEARING NUMBER		HEARING DATE	RESO	LUTION	1 NUM	BER
04-4-CZ5-1 (03-353)		April 22, 2004	CZ	AB5-	-0	4
DEPT. REC: Approval with conditi	ions					
☐ WITHDRAW:☐ APPLICAT	ION	☐ ITEMS				
DEFER: INDEFINIT	ELY	TO: May 20, 2004	v	V/Leave	To Ar	nenc
DENY: WITH PRI	EJUD	ICE WITHOUT PREJU	DICE			
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APPROVE: PER REQU	JEST	PER DEPARTMENT		PER D.I	.C.	
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MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Country Club Shopping Center, Inc. & T-Mobile PH: Z03-353 (04-4-CZ5-1)

SECTION: 11-52-40 **DATE:** September 30, 2004

COMMISSION DISTRICT: 13 ITEM NO.: D

A. INTRODUCTION

3

o **REQUEST**:

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUEST:

The County Manager of Miami-Dade County (the appellant) is appealing the decision of the Community Zoning Appeals Board-5 (CZAB-5) on this application. The Board denied without prejudice a request that would have allowed the construction of a wireless supported service facility (telecommunications tower) and ancillary equipment on the subject site.

o LOCATION:

7600 N.W. 186 Street, Miami-Dade County, Florida.

o SIZE: 4.5 Acres.

o **IMPACT**:

The approval of this application will provide a service to the patrons of the telecommunication companies that install their equipment on the site. However, the height of the tower would visually impact the area. No public services will be impacted.

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 2

B. ZONING HEARINGS HISTORY:

In 1982, the Board of County Commissioners rezoned the subject property from RU-3, Four Unit Apartment House District, and AU, Agricultural District, to BU-1A, Limited Business District. In 1987, the Zoning Appeals Board grated a use variance that permitted a package store to operate in the BU-1A zoning district. Also in 1987, the Zoning Appeals Board granted two special exceptions that permitted a bar to operate in conjunction with an amusement center and billiard room in the BU-1A zoning district and allowed same spaced closer to a church and another alcoholic beverage establishment than permitted. In 1990, the Board of County Commissioners allowed a car wash to operate on this site and allowed, on a temporary basis, a plant nursery to operate on this site. Modifications of previous resolutions were also granted that showed the aforementioned uses. In 1991, the Board of County Commissioners granted a use variance and modifications of previous resolutions that permitted a church to operate within the shopping center and allowed the submission of new plans that showed the aforementioned church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office.**
- 2. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motes, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity ease of access and availability of other public services and facilities.
- 3. Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas (Land Use Element, page 1-43).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center

Business and Office

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 3

Surrounding Properties:

NORTH: BU-1A & RU-4L; restaurant &

single family residences

Residential, 2.5 to 6 dua

SOUTH: RU-3M; townhouses

Residential, 5 to 13 dua

EAST: BU-1A; commercial & office

centers

Business and Office

WEST: RU

RU-3, AU & RU-1; fire station,

vacant parcel, single family homes, & parking area

Residential, 5 to 13 dua & Residential, 2.5 to 6 dua

The subject parcel is located on the south side of Miami Gardens Drive (NW 186 Street) and immediately east of NW 77 Avenue. The area where the subject property lies is characterized by single family and townhouse developments. On the north and south sides of Miami Gardens Drive, from NW 57 Avenue to NW 87 Avenue, there is a mixture of retail and multi-family uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:
Location of Buildings:
Compatibility:
Landscape Treatment:
Open Space:
Buffering:
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Parking Layout/Circulation:

Visibility/Visual Screening:

Acceptable
Acceptable

Energy Considerations:

Roof Installations:

Service Areas:

Signage:

Urban Design:

N/A

N/A

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-314(B)(8). Direct Applications and Appeals to the County Commission.

The Board of County Commissioners shall hear any appeal filed by the County Manager from any action of the Community Zoning Boards where it is the opinion of the County Manager that a Community Zoning Appeals Board's resolution has either (a) an overall impact to the County or (B) is inconsistent with the Miami-Dade County Comprehensive Development Master Plan or (c) is incompatible with aviation activity or aviation safety.

Section 33-311(A)(18). Wireless Supported Facilities, including Antennas Support Structures.

This subsection provides for the establishment of criteria, after public hearing, to hear and grant applications to allow a Wireless Supported Service Facility, including Antenna Support Structures. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(a) Purpose. The purpose of this subsection is to create objective standards to regulate Wireless Supported Service Facilities, including Antenna Support Structures. Upon demonstration at public hearing that a zoning application for a Wireless Supported Service Facility, including Antenna Support Structures is in compliance with the standards herein and the underlying district regulations in section 33-36.2 [33-63.2] and does not contravene the enumerated public interest standards established herein, the Wireless Supported Service Facility, including any Antenna Support Structure, shall be approved.

1. General standards

- a. The approval of the Wireless Support Facility shall not cause the subject property to fail to comply with any portion of this code or the Comprehensive Development Master Plan.
- b. The proposed Antenna Support Structure and related equipment shall comply with the underlying zoning district standard lot coverage regulations.
- c. The proposed Antenna Support Structure shall not involve any outdoor lighting fixture that casts light on the adjoining parcel of land at an intensity greater than that permitted by Section 33-4.1 of this code, unless providing safety lighting as required by FCC or FAA regulations.
- d. A non-camouflaged Antenna Support Structure 100 feet in height or less, shall be setback from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership a distance equal to 110 percent of the height of the Antenna Support Structure. A non-camouflaged Antenna Support Structure exceeding 100 feet in height shall be setback a minimum of 200 feet from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership, unless the Antenna Support Structure itself, excluding any Antennas attached thereto for the purposes of wireless communication, is otherwise substantially visually obscured by an intervening structure or landscaping (i.e., wall, building, trees etc.) in which case setback shall be equal to a minimum of 110 percent of the height of the Antenna Support Structure. A survey, site plan or line of sight analysis illustrating this condition shall be provided by the applicant.

- e. The proposed Wireless Supported Service Facility shall provide adequate parking and loading and provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on abutting streets.
- f. The applicant's proposed Antenna Support Structure associated with the proposed Wireless Supported Service Facility shall be designed in such a manner that in the event of a structural failure, the failed portion of the Antenna Support Structure shall be totally contained within the parent tract.
- g. Proposed fences have the "unfinished" side, if any, directed inward toward the center of the leased parcel proposed for installation of the Antenna Support Structure and related equipment.
- h. Proposed fences will be constructed of durable materials and will not be comprised of chain link or other wire mesh, unless located in an AU or GU zoning districts.
- i. In the event a wall is used to screen the base of a non-camouflaged Antenna Support Structure or the equipment building structure, the wall shall be articulated to avoid the appearance of a "blank wall" when viewed from the adjoining property residentially zoned and developed under different ownership. In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - 1. Wall with landscaping. The wall shall be setback two and one-half (2 1/2) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:
 - a. Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - b. Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - c. Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
 - 2. Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

2. Health and safety standards

- a. The proposed Wireless Support Service Facility shall not block vehicular or pedestrian traffic on adjacent uses or properties.
- b. The proposed Wireless Supported Service Facility shall be accessible to permit entry onto the property by fire, police and emergency services
- c. The proposed Wireless Supported Service Facility shall comply with any applicable Miami-Dade County aviation requirements.
- d. Safe sight distance triangles are maintained pursuant to section 33-11 of this code.

3. Environmental standards

- a. The proposed Antenna Support Structure and related equipment shall not result in the destruction of trees that have a diameter at breast height (as defined in Section 18A-3.(J) of this code) of greater than 10 inches, unless the trees are among those listed in Section 24-60(4)(f) of this code.
- b. The proposed Wireless Supported Service Facility shall not be located in an officially designated natural forest community.
- c. The proposed Wireless Supported Service Facility shall not be located in an officially designated wildlife preserve.
- d. The applicant shall submit an environmental impact study prepared by a licensed environmental firm that the proposed Wireless Supported Service Facility will not affect endangered or threatened species or designated critical habitats as determined by the Endangered Species Act of 1974; and that the facility will not have a substantial deleterious impact on wildlife or protected plant species.
- e. The applicant shall submit a historical analysis prepared by a professional cultural specialist that the proposed Wireless Supported Service Facility shall not affect districts, sites, buildings, structures or objects of American history, architecture, archeology, engineering or culture, that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida historic preservation regulations.
- f. The proposed Wireless Supported Service Facility shall not be located on an Indian Religious site.

4. Necessity standards

a. The applicant shall establish that there are no available existing Wireless Supported Service Facilities or buildings within the prospective provider's

search area suitable for the installation of the provider's proposed Antennas due to one or more of the following circumstances:

- (i) existing Wireless Supporting Service Facilities or buildings within the search area have insufficient structural capacity to support the proposed antennas and related equipment; or
- (ii) existing Wireless Supported Service Facilities or buildings within the search area are not of sufficient height to resolve the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility or to cure the signal interference problem in that area; or
- (iii) the proposed Antenna would cause radio frequency interference or other signal interference problems with existing Wireless Supported Service Facilities or buildings, or the Antenna on the existing Wireless Supported Service Facilities or buildings may cause signal interference with the provider's proposed Wireless Supported Service Facility; or
- (iv) the owner of an existing building or Wireless Supported Service Facility located within the provider's search area that has existing height and structural capacity and would otherwise resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems, has rejected the provider's reasonable attempts to locate its Wireless Supported Service Facility on its building or facility.

The applicant shall provide evidence of one or more criteria listed in 12(a-d) [4 a. (i)-(iv)] above with an affidavit from a radio frequency engineer, structural engineer, owner or authorized provider's representative acceptable to the Department, as applicable. For purposes of this section, search area shall mean the geographic area within which the provider can demonstrate that the Wireless Supported Service Facility must be located in order to resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems.

- b. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - i. signal interference problems; or
 - ii. the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility; and
 - iii will allow its customers to make and maintain wireless calls on a reliable basis as defined by the provider's quality criteria.

5. Mitigation standards

- a. A non-camouflaged Antenna Support Structure or equipment building shall be located so that it does not obscure, in whole or in part, an existing view to any historically designated landmark, natural area, or natural water body (i.e., river, lake, ocean) from any residentially zoned property under different ownership.
- b. Existing landscaping, vegetation, trees, intervening buildings or permanent structures shall be utilized to the maximum extent possible to obscure the view of the non-camouflaged Antenna Support Structure from public right-of-way or residentially zoned property.
- c. Any proposed Antenna Support Structure shall be designed to accommodate the collocation of at least two (2) Providers.
- d. All new non-camouflaged Antenna Support Structures approved at public hearing after adoption of this Ordinance, when exceeding 125 feet in height, must be structurally designed to accommodate at least three (3) Providers.
- e. To minimize visual impact in all cases, new or reconstructed Antenna Support Structures shall:
 - (i) if non-camouflaged, utilize non-reflective galvanized finish or coloration to blend in with the natural environment unless Federal Aviation Administration painting or markings are otherwise required. The part of the Antenna Support Structure that is viewed against the sky and all Antennas attached thereto shall be a single color, either light gray or similar neutral color; the part of the Antenna Support Structure and all Antennas not viewed against the sky shall also be colored to blend with its surrounding background and harmonize with the color of existing structures or vegetation, as applicable; and
 - (ii) be designed to preserve all vegetation to the maximum extent feasible to mitigate visual impact and create a buffer that harmonizes with the elements and characteristics of the existing parcel on which the Wireless Support Service Facility is located and adjacent properties; and
 - (iii) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.
- f. A camouflaged Antenna Support Structure shall be designed as an artificial tree or to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles).

- g. To reduce the visual impact, an Antenna Support Structure readily observable from residentially zoned districts located within the immediate vicinity of the leased parcel shall be a camouflaged Antenna Support Structure, unless the provider can demonstrate that an Antenna Support Structure of a monopole type would be less visually obtrusive or would reduce proliferation of additional Antenna Support Structures within the immediate vicinity of the search area of the leased parcel and thus reduce the cumulative visual impact caused by future additional Antenna Support Structures in the immediate vicinity. In all cases, Antenna Support Structures of the guyed wire or self-supporting lattice type for the purposes of providing wireless telecommunications services only, shall be prohibited within the immediate vicinity of all existing residentially zoned districts and residential structures, except that the parent tract of the application property site may contain a residential structure.
- h. If a non-camouflaged Antenna Support Structure cannot be readily observed from residentially zoned property located within the immediate vicinity of the leased parcel, strongest support shall be given in the following order from most preferred to least preferred Antenna Support Structure type: existing Antenna Support Structures, existing buildings or structures, monopole, lattice or self-supporting or, guyed wire.
- i. The architectural design, scale, mass, color, texture and building materials of any proposed equipment building structure shall be aesthetically harmonious with that of other existing or proposed structures or buildings on the parent and leased tracts and in the immediate vicinity.
- j. The accessory wireless equipment building used in conjunction with the proposed Wireless Supported Service Facility shall be designed to mitigate visual impact and be comparable with the scale and character of the existing structures on the subject property and in the immediate vicinity, or blend into natural surrounding vegetation or buildings through the use of color, building materials, textures, fencing or landscaping to minimize visibility from or otherwise make the appearance of the accessory wireless equipment building the least visually obtrusive to adjacent uses and properties, as well as pedestrian and vehicular traffic.
- (b) Alternative Development Option for Any Wireless Supported Facility, Including Antenna Support Structures. Upon appeal or direct application in specific cases to hear and grant approval, approval with conditions or denial of applications for an alternative site development option applicable to Wireless Supported Service Facilities, including Antenna Support Structures, approved pursuant to the standards set forth in Section 33-311(A)(18)(a) above and in section 33-36.2 [33-63.2], based on the following:
 - Setbacks. An alternative development option setback for Antenna Support Structures and/or accessory wireless equipment buildings shall be approved after public hearing upon demonstration that the Antenna Support Structure is designed so that if the structure fails the failed portion of the structure will be contained within

the parent tract and upon demonstration of the following:

- (a) the applicant has obtained the recordable consent of the owner(s) of the property abutting the property line from which relief from the setback requirement is requested; and
- (b) the applicant demonstrates that the setback requirement cannot be met on the property; and
 - 1. that any feasible alternative site available is in closer proximity to single family, duplex or agriculturally zoned property; or
 - that the modification to the setback requirement will reduce the visual impact of the Wireless Supported Service Facility; or
 - the location of an Antenna Support Structure on a parcel that satisfies all setback and fall zone requirements will create a greater visual impact on adjacent or surrounding residential uses than the proposed site that requires a reduction of applicable setback requirements.
- 2. Landscaping. An alternative site development option from the landscape requirements set forth in Sec. 18A-1(B)(2)(d) shall be granted to allow a Wireless Supported Service Facility to be screened in a manner other than as provided in that section upon demonstration by the applicant that the alternate method of landscape screening proposed mitigates the visual impact of the Wireless Supported Service Facility as effectively as screening in accordance with Sec.18A-1(B)(2)(d).
- 3. Lot Area/ Parent Tract. An alternative development option from the minimum parent tract area required by this subsection for any Wireless Supported Service Facility shall be approved upon demonstration of the following:
 - a. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying zoning district regulations or regulations of this subsection, which ever is greater; and
 - b. the lot area is not less than ninety (90) percent of the minimum lot area required by the underlying zoning district regulations; and
 - c. the density of the proposed alternative development does not exceed that permitted by the underlying zoning district regulations.
- 4. Federal Telecommunications Act. Notwithstanding the foregoing, a Wireless Supported Service Facility including a Antenna Support Structure shall be permitted in any zoning district where necessary to avoid the prohibition or effective prohibition of the provision of personal wireless services or discrimination among wireless service providers as contemplated by the Federal Telecommunications

Act, 47 U.S.C. § 332 (1996), as amended.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM	No objection'
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

^{*} subject to conditions stated in their attached memorandum

H. ANALYSIS:

This application was deferred from the July 15 and the July 29, 2004 meetings of the Board of County Commissioners.

George M. Burgess, the County Manager of Miami-Dade County, (the appellant) is respectfully appealing the May 20, 2004 decision of the Community Zoning Appeals Board-5 (CZAB-5) which denied without prejudice this application by a vote of 4-3.

In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners (BCC) adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearings, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the criteria established by Section 33-311(A)(18). The

County Manager indicates on the appeal form the grounds and reasons supporting the reversal of the ruling of CZAB-5.

Subsequent to the County Manager's filing of this appeal, the applicant (T-Mobile) filed a lawsuit in Federal Court for injunctive relief and damages in excess of nine million dollars.

The subject property is located at 7600 NW 186 Street and is developed with a shopping center. The applicants are seeking approval to permit a wireless supported service facility including an antenna support structure within a 24' x 33'-10" area centrally located within the existing parking area of the shopping center. The proposed 100' high wireless telecommunications tower will be camouflaged as a flagpole and the antennas will be mounted within same. A 10' x 15' equipment pad will be located next to the cell tower and the entire 24' x 33'-10" area will be surrounded by a 6' high wood fence and landscaping.

The applicant has requested that this application be analyzed only under Section 33-311(A)(18), the standards for Wireless Supported Service Facilities, including Antenna Support Structures.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This application does not generate any new additional peak hour vehicle trips.

This application will allow the applicant and other telecommunication service companies to provide a service to their patrons by constructing a 100' high telecommunications tower, camouflaged as a flag pole, and an antenna support structure on the subject site. This application is **consistent** with the Land Use Plan (LUP) map of the Comprehensive Development Master Plan, which designates this area for Business and Office use. The Business and Office designation permits a full range of sales and service activities. In addition, the Master Plan states that neighborhood- or community-serving institutional uses and utilities may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. As such, the siting of this utility facility at this location would be consistent with the LUP map of the CDMP.

Prior to the hearing before CZAB-5, staff reviewed all the documentation submitted in conjunction with this application and found that the proposed facility met all of the standards established under Section 33-311(A)(18). Staff's recommendation to the CZAB-5 was for approval with conditions of this application.

When analyzed under Section 33-311(A)(18), this application facially complies with same. Among other things, the proposed wireless supported service facility will comply with all of the requirements of the underlying BU-1A zoning, will provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on adjacent uses or properties, and will be accessible to provide entry onto the property by fire, police, and emergency services. Additionally, the proposed facility will not be located in an officially designated natural forest community, wildlife preserve, on an Indian Religious site, and will not affect sites, buildings, etc. that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida Historic Preservation regulations. The

proposed facility will not result in the destruction of trees that have a diameter breast of greater than ten inches, will accommodate the collocation of at least two (2) providers, and is designed to resemble a flag pole. Further, according to the applicant, the owner of an existing wireless supported service facility, located within the applicant's search area, has rejected the applicant's reasonable attempts to colocate its antennas on the existing tower. Additionally, also according to the applicant, a second possible site did not have sufficient height to resolve the lack of wireless service coverage or capacity in the area.

Section 33-311(A)(18) states that if an application for a wireless supported service facility is in compliance with the standards established under this section, the wireless supported service facility, including any antenna support structure, **shall be approved**. Indeed, the County Manager's memorandum accompanying the Ordinance at the time of its approval by this Board specifically stated that, whenever an applicant met the Ordinance's standards, "the applicant shall be granted the approval." Accordingly, it could appear that the denial of this application by the CZAB did not follow the mandate of the Ordinance approved by the BCC.

As previously mentioned, subsequent to the County Manager's filing of this appeal, the applicant filed a lawsuit in Federal Court for injunctive relief and damages. In the course of the federal litigation, this Department sought independent testing of the applicant's claims concerning the necessity for the facility under Section 33-311(A)(18). This subsequent testing demonstrated that there is not a lack of coverage or capacity in the subject area as required by Section 33-311(A)(18), and that, therefore, the applicant cannot meet its threshold burden under the Ordinance.

Accordingly, staff recommends denial of the appeal and denial of this application under Section 33-311(A)(18), and, because the applicant has requested that its application be considered only under Section 33-311(A)(18), denial under Section 33-311(A)(3).

I. RECOMMENDATION:

Denial of the appeal, denial without prejudice of this application under Section 33-311(A)(18) (Wireless Supported Facilities, Including Antennas Support Structures), and denial without prejudice under section 33-311(A) (3).

DATE INSPECTED:

03/23/04

DATE TYPED:

03/31/04

DATE REVISED:

04/06/04; 04/15/04; 05/03/04; 06/16/04; 07/16/04; 07/20/04; 8/24/04;

09/21/04

DATE FINALIZED:

09/21/04

DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

and Olle

Planning and Zoning



MEMORANDUM



TO:

FROM:

Diane (1) Depar

DATE:

June 23, 2004

SUBJECT:

C-05 #Z2003000353-Revised

Gefen Inc./T-Mobil 7660 NW 186th Street

UU to Permit a Communication Tower

(3.69 Ac.) 11-52-40

Alyce M. Robertson, Assistant Director

Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently or was historically permitted with DERM under industrial waste permits IW5-7444 and 2723. The site is a dry cleaning solvent contaminated site with two separate discharges tracked under Permit number IW5-2723. One discharge is currently in a state administered cleanup program and the second discharge is required to be addressed directly by the responsible party.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Page 2

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following two enforcement cases:

- a) Folio No. 30-2011-016-0010 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.
 - 04/07/95 Notice of Required Testing Plan (NORTP) is due for submittal to DERM.
 - 06/14/95 NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.
 - 07/17/95 NORTP submittal pending review.
 - 07/21/95 NORT Report (NORTR) due for submittal to DERM.
 - 11/22/95 NORTR is received and pending review.
 - 11/30/95 Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.
 - 04/17/96 CAR submittal received and pending review.
 - 04/25/96 CAR Addendum (CARA) is due for submittal to DERM.
 - 06/14/96 DERM conducted a Hazardous Waste Inspection of the subject site.
 - 08/08/96 Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.
 - b) Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.
 - 03/06/03 Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.
 - 03/10/03 DERM issued a formal NOV to the responsible parties for the violation.

- 06/26/03 No response received to the NOV, therefore DERM issued a Final Notice Prior To Court Action.
- 07/22/03 Contamination Assessment Report (CAR) received by DERM is disapproved.
- 6 08/11/03 CAR Addendum (CARA) for the site is due.
 - 10/31/03 DERM approved a request for a 30-day extension of time.
 - 12/16/03 DERM sent letter requesting the \$462.00 review fee for the CARA submittal.
 - 01/05/04 CARA review fee is received by DERM, CARA review by DERM is underway.
 - 02/25/04 DERM sent letter to responsible parties disapproving the CARA.
 - 04/28/04 Letter received by DERM requesting DERM to reconsider requirements for well installation.
 - 05/21/04 DERM granted 60 days for completion of the required CARA.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-353 CZAB-5 Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Country Club Shopping Center, Inc. & T-Mobile

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A. Pino, P.L.S.

APR. 15 2004

Date



Hearing Number: _	203-35	3.				
	aYes □ N		uest:		••	
Location: 76	00 NW	186th St	*	·		
Recommendation:	Approved with Approved with Denial Defer to DIC of	no change from p	revious subm	ittal	t,	
*	·	 				
Estimated number of there is an impacted Station District	t, below is the se	ervice availability:	oplication:		Oppured	ov Typo
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Impact of additional	calls on closes		Impact			
			nimal Impact			
		☐ Mo	derate Impac	t ·		
		☐ Se	vere Impact			·
Planned Service to	Mitigate:	•				Year to be
Service			Lo	ocation		Completed
☐ None		-4, -				
NO AL RE UP	T CONSTITUTI L SITE PLANS SCUE FIRE WA	FOR SERVICE IME NOR IMPLY SITE MUST BE REVEATER & ENGINEE IEW, SITE PLANS RDS.	E PLAN APP IEWED AND RING BURE	ROVAL. APPROVED B AU LOCATED A	Y THE MIA T 11805 SW	MI-DADE FIRE 26 ST. BASED
Reviewed by:	Barbara J. M	Matthews	Phone:	(786) 331-4542		e: // / / / / / / / / / / / / / / / / /

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE \$	
RECEIPT #	RECEIVED
DATE HEARD: 05/20/04	JUN 0 4 2004
BY CZAB # 5	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY
	DATE RECEIVED STAMP
***************	*********
This Appeal Form must be completed in accordance with the "Insand in accordance with Chapter 33 of the Code of Miami-Dade Cobe made to the Department on or before the Deadline Date prescrib	ounty, Florida, and return must
RE: Hearing No. <u>Z03-353 (04-4-CZ5-1)</u>	
Filed in the name of (Applicant) Country Club Shopping	Center, Inc. & T-Mobile
Name of Appellant, if other than applicant: George M. Bus Dade County	rgess, County Manager, Miami
Address/Location of APPELLANT'S: 111 NW 1st St., 29th floor, M	Miami, Fla. 33128
Application, or part of Application being Appealed (Explanation)	Entire application
Appellant (name): George M. Burgess, County Manager, Miami I In accordance with Section 33-314(B)(8) of the Code of Mia Manager respectfully appeals the May 20, 2004 decision of Comm 5 ("CZAB-5") denying application No. Z03-353 by Country Clu Mobile for a special exception to permit a wireless supported ser support structure. The Manager appeals this decision based upor Community Zoning Appeals Board -5 has an overall impact to the This appeal is based on the following grounds:	mi-Dade County, the County nunity Zoning Appeals Board - b Shopping Center, Inc. & T- vice facility including antenna his opinion that the action of

1. In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific

criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearing, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the criteria established by Section 33-311(A)(18). In its denial of this application, CZAB-5 did not follow the established criteria of the new ordinance.

- 2. Section 33-311(A)(18) states that a proposed Wireless Supported Service Facility, including Antenna Support Structures, shall be approved upon demonstration that the proposed structure is in compliance with the standards of the Section. The applicant, Country Club Shopping Center, Inc. & T-Mobile, demonstrated compliance with such standards, and there was no competent substantial evidence to support a finding by CZAB-5 that such standards were not met. CZAB-5 nevertheless denied the application despite the ordinance's mandate to approve it.
- 3. As the second decision under the new Ordinance this could become the basis for other similar decisions by this and other CZABs County wide. Additionally the decision of CZAB-5, if not reviewed by the Board of County Commissioners, could potentially subject the County to protracted litigation, including possible claims for substantial damages.

Date: 4 day of fune	, year: 2000
Signed	
	George M. Burgess
	Print Name
	111 NW 1 st Street, 29 th Floor, Miami, Fl 33128
	Mailing Address
	(005) 075 0447 (005) 075 4000
	(305) 375-2117 (305) 375-1262 Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	Representing
	Signature
	Print Name
	Address
	City State Zip
	Telephone Number
Subscribed and Sworn to before me on the	
MY COM EXPI	Notary Public NERYSS M. BIRD IMISSION # DD 013396 RES: April 10, 2005 hru Budget Notary Services (stamp/seal)

RECEIVED

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Commission expires: 64-10-05

RESOLUTION NO. CZAB5-6-04

WHEREAS, COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL applied for the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 5 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Roberto P. Serrano, seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Sharon Franklin	nay .	Paul O'Dell	aye
Juan A. Garcia	aye	Leonardo A. Perez	aye
Archie E. McKay Jr.	nay	Roberto P. Serrano	aye

Jorge I. Bonsenor

nay

REVISED 6/1/04 11-52-40/03-353 NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 5 that the application be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 20th day of May, 2004.

Hearing No.04-4-CZ5-1 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF JUNE, 2004.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-6-04 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of May, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of June, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO NW OFFICE

ENFORCEMENT HISTORY

COUNTRY CLUB SHOPPING CENTER INC./T-MOBIL	7600 NW 186 STREET, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
9/30/04	03-353
DATE	HEARING NUMBER

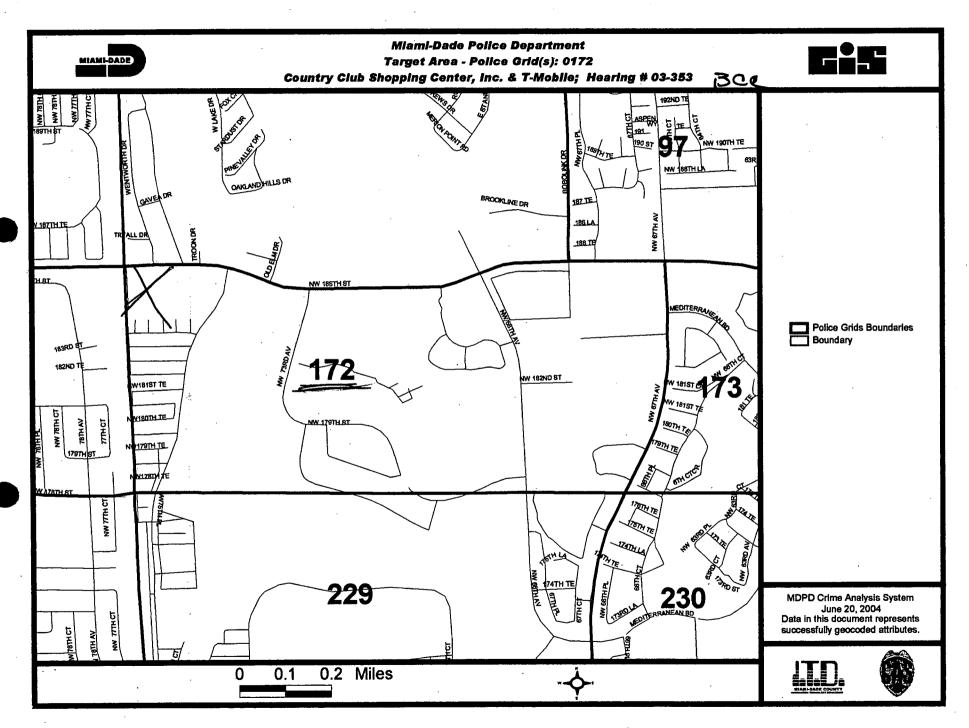
CURRENT ENFORCEMENT HISTORY:

<u>08-16-04 - FIELD INSPECTION REVELAED THE PREVIOUSLY IDENTIFIED ALUMINUM ROOF STRUCTURE STILL REMAINS AT THE SAME LOCATION.</u>

NO OTHER APPARENT ZONING VIOLATIONS WERE OBSERVED.

<u>03-/30-/04-</u> FIELD INSPECTION REVEALED AN ALUMINUM ROOF STRUCTURE ATTACHED TO THE WEST SIDE OF THE PRINCIPAL BUILDING LOCATED AT 7882 NW 186 ST. THE BUSINESS WAS IDENTIFIED AS "COLOMBIA LINDA RESTAURANT". A REFERRAL WAS MADE TO THE MIAMI-DADE BUILDING DEPARTMENT IN ORDER TO ADDRESS THE FACT THERE IS NO RECORD OF A BUILDING PERMIT FOR THE SUBJECT STRUCTURE.

NO OTHER ENFORCEMENT HISTORY IS ON RECORD.





Miami-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 2002-01-10 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-10" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	М	0172	1	01/27/2002	0051803A		14	12:16:00	12:26:00	12:34:00	M3201
7600 NW 186 ST	М	0172	1	05/02/2002			15	12:56:00	12:56:00	12:56:00	M2501
7600 NW 186 ST	м	0172	1	06/24/2002	0347440A		34	16:13:00	16:18:00	16:18:00	M3104
7600 NW 186 ST	М	0172	1	06/24/2002			15	16:18:00	16:18:00	16:24:00	1
7600 NW 186 ST	м	0172	1	06/24/2002		ľ	15	16:23:00	16:23:00	16:23:00	M3104
7600 NW 186 ST	м	0172	1	07/10/2002	0378886A		25A	06:58:00	06:59:00	. 07:05:00	M2504
7600 NW 186 ST	М	0172	1	07/10/2002			15	07:00:00	07:00:00	07:05:00	,
7600 NW 186 ST	м	0172	1	07/18/2002	0395478A		34	10:27:00	10:31:00	10:31:00	M6232
7600 NW 186 ST	м	0172	1	07/18/2002	0395543A		34	11:04:00	11:07:00	11:14:00	M7522
7600 NW 186 ST	м	0172	1	07/18/2002			15	10:29:00	10:29:00	10:29:00	M2103
7600 NW 186 ST	М	0172	1	07/18/2002	1		15	11:08:00	11:08:00	11:14:00	
7600 NW 186 ST	м	0000	0	08/27/2002	0475966A	l	34	16:25:00	16:48:00	16:48:00	
7600 NW 186 ST	М	0172	1	10/10/2002		ĺ	13	09:52:00	09:52:00	09:52:00	M2104
7600 NW 186 ST	M-	0172	1	10/24/2002	0589302A		14	15:58:00	15:59:00	15:59:00	M3104
7600 NW 186 ST	М	0172	1	10/24/2002	,		15	16:00:00	16:00:00	16:00:00	M3104
7600 NW 186 ST	м	0172	1	12/23/2002	0704940A		26JO	15:32:00	15:48:00	15:58:00	M3105
7600 NW 186 ST/PK LOT	М	0172	1	10/04/2002	ļ	l	13	16:51:00	16:55:00	17:03:00	M3105
:7600 NW 186 ST 60439 13:17	М	0173	2	05/02/2002	0240173A	l	27	12:56:00	12:56:00	12:56:00	M2502



Miami-Dade Police Department
Address Query for Events occurring at 7600 NW 186 ST
For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	М	0172	1	03/17/2003	0144482B		14	18:26:59	18:34:02	18:34:02	M3109
7600 NW 186 ST	м	0172	1	03/17/2003			15	18:34:06	18:34:06	18:34:06	M3109
7600 NW 186 ST	м	0172	1	04/07/2003	¹ 0184814B		14	17:11:41	17:11:48	17:14:48	M3105
7600 NW 186 ST	м	0172	1	04/07/2003	· 0184856B		14	17:27:37	17:30:17	17:30:17	M3108
7600 NW 186 ST	м	0172	1	04/07/2003			15	17:30:22	17:30:22	17:30:22	M3108
7600 NW 186 ST	м	0172	1	10/02/2003	0528860B	i.	14	15:50:46	16:05:43	16:07:43	M3102
7600 NW 186 ST	м	0172	1	10/02/2003			15	16:05:47	16:05:47	16:11:00	
7600 NW 186 ST	м	0172	1	10/21/2003	056553B		25A	19:53:27	20:30:16	20:33:16	M3205
7600 NW 186 ST	М	0172	1	10/21/2003		-	15	20:33:40	20:33:40	20:36:40	M3203
7600 NW 186 ST	М	0172	1	10/26/2003	0574990B		17	19:44:49	19:46:11	19:52:28	M3101
7600 NW 186 ST	М	0172	1	10/26/2003		2	15	19:46:41	19:46:41	19:52:32	.
7600 NW 186 ST	М	0172	1	11/14/2003	0610561B	ŀ	14	13:19:49	13:38:42	13:38:42	M2303
7600 NW 186 ST	м	0172	1	11/14/2003		ŀ	15	13:38:48	13:38:48	13:38:48	M2303
7600 NW 186 ST	м	0172	1	12/01/2003	0640446B		14	09:31:59	09:49:55	09:49:55	M2105
7600 NW 186 ST	М	0172	1	12/23/2003	0684310B	1	32	19:21:55	19:41:27	19:51:00	M3302
7600 NW 186 ST/PIZZA HUT	М	0172	1	06/05/2003			15	23:56:32	23:56:32	00:04:55	M1502
7600 NW 186 ST/UNIT A	М	0172	1	02/27/2003	0108535B	2	34	15:58:50	15:59:25	16:02:38	M3103
7600 NW 186 ST/UNIT A	М	0172	1	02/27/2003	0108604B		39	16:32:26	16:32:26	16:32:26	M3103
7600 NW 186 ST/UNIT A	M	0172	1.	02/27/2003		2	15	16:00:03	16:00:03	16:03:29	
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003	0561016B		25A	12:11:00	12:24:22	12:24:22	M2205
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003			15	12:24:29	12:24:29	12:24:29	M2202
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003			15	12:26:27	12:26:27	12:26:27	M2205
7600 NW 186 ST/VIA M2501	м	0172	1	07/09/2003	0366767B	1	54	10:43:54	10:43:54	10:43:54	M2507



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18" "19" "20", "21", "22", "23", "24", "25", "26", "45", "46", "46", "46", "46", "47", "48", "

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNM	1230
	. 14	CONDUCT INVESTIGATION	1100
	15	MEET AN OFFICER	3400
	16	D.U.I.	12
	17	TRAFFIC ACCIDENT	324
	18	HIT AND RUN	88
	19	TRAFFIC STOP	667
	20	TRAFFIC DETAIL	65
,	21	LOST OR STOLEN TAG	78
4	22	AUTO THEFT	179
	25	BURGLAR ALARM RINGING	917
	26	BURGLARY	326
	27	LARCENY	184
	28	VANDALISM	86
	29	ROBBERY	24
	32	ASSAULT	297
	- 33	SEX OFFENSE	21
	34	DISTURBANCE	945
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	33
	38	SUSPICIOUS PERSON	73
	39	PRISONER	80
	41	SICK OR INJURED PERSON	66



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehous

Grid	Signal Code	Signal Description	Total
0172	43	BAKER ACT	22
	44	ATTEMPTED SUICIDE	10
ļ	45	DEAD ON ARRIVAL	7
	47	BOMB OR EXPLOSIVE ALERT	5
	48	EXPLOSION	3
	49	FIRE	36
	52	NARCOTICS INVESTIGATION	58
	53	ABDUCTION	2
	54	FRAUD	72
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172:

10477

Total Reported: 7147

Total Not Reported: 3330

Total for All Grids: 10477



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehous

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "28", "39", "30", "31", "32", "33", "34", "35", "36", "37", "38",

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNM	814
	14	CONDUCT INVESTIGATION	1194
	15	MEET AN OFFICER	3329
	16	D.U.I.	9
	17	TRAFFIC ACCIDENT	322
	18	HIT AND RUN	73
	19	TRAFFIC STOP	611
	20	TRAFFIC DETAIL	49
	21	LOST OR STOLEN TAG	83
	22	AUTO THEFT	178
	25	BURGLAR ALARM RINGING	522
	26	BURGLARY	285
	27	LARCENY	141
	28	VANDALISM	71
	29	ROBBERY	26
	30	SHOOTING	2
	32	ASSAULT	278
	33	SEX OFFENSE	21
	34	DISTURBANCE	866
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	45
	38	SUSPICIOUS PERSON	78
	39	PRISONER	75



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0172	41	SICK OR INJURED PERSON	125
	43	BAKER ACT	30
	44	ATTEMPTED SUICIDE	12
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	3
	48	EXPLOSION	1
	49	FIRE	41
	52	NARCOTICS INVESTIGATION	70
	53	ABDUCTION	2
	54	FRAUD	80
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172:

9509

Total Reported: 6571

Total Not Reported: 2938

Total for All Grids: 9509

Report: \\s0320267\cognos\cer3\|WRReports\Published\citrixUserQuery\apps\Dispatch-CT-Summarized Grid Info by Signal.imr

Date: 06-20-2004



PAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0172

Pail Otimes	্যিতার নিয়াঞ	
Grid 0172	tala International and the second	مأملم بدائل ساطايه مايد
110A - RAPE	1	
110B - SODOMY	1	
110C - FONDLING	2	
1200 - ROBBERY	17	
130A - AGGRAVATED ASSAULT	53	· <u>·····</u>
130D - AGGRAVATED STALKING	1	
2200 - BURGLARY	104	
230A - POCKET PICKING	1	
230C - SHOPLIFTING	.34	······································
230F - SHOPLIFTING FROM A MOTOR VEHICLE	152	
230G - SHOPLIFTING ALL OTHERS	134	
2400 - MOTOR VEHICLE THEFT	112	
Grid 0172 TOTAL	612	
Total Paralle	61Ž	



IAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA **For Specific Grids**

From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0172

Mari II Citnes	and the second s	अवस्त
Grid 0172		
1000 - KIDNAPPING - ABDUCTION		2
2000 - ARSON		3
130B - SIMPLE ASSAULT		80
350A - NARCOTIC BUY/SELL/POSS/IMPORT/M	IANUF	30
350B - ILLEGAL DRUG EQUIPMENT		2
260A - FRAUD CON/SWINDLE/FALSE PRET.		19
260B - FRAUD CREDIT CARD/ATM		15
260D - IMPERSONATION		29
260F - WIRE FRAUD		1
. •	Grid 0172 TOTAL	181
iioalPARii Ü		181

Grand Total:

793

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230F', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '260B', '260B', '260F', '1000', '2000') and (Ol.Reporting_Agency_Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0172")



PARTMENT PARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

Pent l' Chimes	્રિયાળકા ઉત્તાલકા	
Grid 0172	a Maria da seria kabunan seria di dabah dan 12 menjadah dan 18 kebah dan dan danah menjada seria menjada dan d Terminan	il ir ind richtstadt seine Lichtsteiner und der der einer in.
090A - MURDER - NONNEG MANSLAUGHTER	1	
110A - RAPE	2	•
110B - SODOMY	1	and the second second
110C - FONDLING	5	
1200 - ROBBERY	22	
130A - AGGRAVATED ASSAULT	47	
2200 - BURGLARY	82	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	39	
230E - SHOPLIFTING FROM A COIN MACHINE	1	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	120	
230G - SHOPLIFTING ALL OTHERS	117	
2400 - MOTOR VEHICLE THEFT	99	
G	rid 0172 TOTAL 537	
Total Partile"	597	



Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

MTI Cimes		Gine	1
Grid 0172			
1000 - KIDNAPPING - ABDUCTION		1	
2000 - ARSON		2	
130B - SIMPLE ASSAULT		103	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANU	JF	53	
260A - FRAUD CON/SWINDLE/FALSE PRET.		26	
260B - FRAUD CREDIT CARD/ATM		. 8	
260D - IMPERSONATION		28	
	Grid 0172 TOTAL	221	
Totale/ARTH:		224)	

Grand Total: 758

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '230A', '230B', '230C', '230B', '230G', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260B', '

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

NAME AND ADDRESS		Porcontor	of Stock
		reicemac	e of Stock
Publich TRAPED			
		. •	
		·	<u> </u>
			·
interest held by each. [Note: Where beneficiaries are other than natural p be made to identify the natural persons having the ultimate ownership interest.	est].	s, lutulet dis	CIOSUIE SIIdii
TRUST/ESTATE NAME:			<u> </u>
NAME AND ADDRESS		Percentage	of Interest
NAME AND ADDITION			
			· · · · · · · · · · · · · · · · · · ·
			 .
		•	
		•	
If a PARTNERSHIP owns or leases the subject property, list the principal partners. [Note: Where partner(s) consist of other partnership(s), contities, further disclosure shall be made to identify the natural persons interests].	ooratio	on(s), trust(s	s) or similar
partners. [Note: Where partner(s) consist of other partnership(s), corpentities, further disclosure shall be made to identify the natural persons	ooratio	on(s), trust(s	s) or similaı
partners. [Note: Where partner(s) consist of other partnership(s), correntities, further disclosure shall be made to identify the natural persons interests].	ooratio	on(s), trust(s g the ultimat	s) or similaı
partners. [Note: Where partner(s) consist of other partnership(s), corpentities, further disclosure shall be made to identify the natural persons interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	ooratio	on(s), trust(s g the ultimat	s) or similar e ownership
partners. [Note: Where partner(s) consist of other partnership(s), corpentities, further disclosure shall be made to identify the natural persons interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	ooratio	on(s), trust(s g the ultimat	s) or similar e ownership

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: COUNTRY CLUB SHOPING CENTER, INC	100 mg 1 100 mg 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
NAME AND ADDRESS	Percentage of Stock
FELIPE A VALLS - 3663 SW 8TY ST, PH - MIAMI FL 33135	47.5%
ENZO DIMISE - 3663 SU 8-4 ST, PH-MIAHI FL 33135	47.5%
CARLOS FORMES DE NAVARRA - 3663 SU 8TH ST, PH HIAM, FL 33135	5%
	· .
If a TRUST or ESTATE owns or leases the subject property, list the trust ben interest held by each. [Note: Where beneficiaries are other than natural person be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME:	s, further disclosure shal
	Develope of laterest
NAME AND ADDRESS	Percentage of Interest
	·
If a PARTNERSHIP owns or leases the subject property, list the principals inclupartners. [Note: Where partner(s) consist of other partnership(s), {corporation entities, further disclosure shall be made to identify the natural persons having interests].	on(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	And the series of the series o
NAME AND ADDRESS	Percent of Ownership

NAME OF PURCHASER:	
NAME, ADDRÉSS AND OFFICE (if applicable)	Percentage of Interest
	The same of the sa
Date of contract:	
If any contingency clause or contract terms involve additional parties, list al	I individuals or officers, if
corporation, partnership or trust:	· · · · · · · · · · · · · · · · · · ·
NOTICE: For changes of ownership or changes in purchase contracts after but prior to the date of final public hearing, a supplemental disclos	the date of the application, ure of interest is required.
The above is a full disclosure of all parties of interest in this application to the best of	my knowledge and helief
	my knowledge and belief.
Signature: Caulo Toxi Ol LOCK, V. P. (Applicant)	
(Applicant)	
Sworn to and subscribed before me this	fiant is personally known to
me or has produced as identific	ation.
E Daniel Control of the Control of t	
(Notary Public) OFFICIAL NOTARY SEAL EDUARDOS HEBBUT	The state of the s
Au resomination dynings Aug 19, 2003 Commission number	
OF FLO AUG. 19,2006	
*Disclosure shall not be required of: 1) any entity, the equity interests in which	n are regularly traded on a

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers,

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

NAME OF PURCHASER:			·	
NAME, ADDRESS AND OFFICE (if applicable)	10 TW 10	*	Percenta	age of Interest
			•	
				···
			*****	· · · · · · · · · · · · · · · · · · ·
				
				;
Date of contract:				
		•		
			,	<u>.</u>
NOTICE: For changes of ownership or changes but prior to the date of final public hea The above is a full disclosure of all parties of interest i	ring, a supplementant this application to the	il disclosu	e of intere	st is required.
The above is a full dischasure of all parties of interest in Signature: (A	ring, a supplements n this application to the pplicant)	il disclosu	e of intere	st is required.
The above is a full dischasure of all parties of interest in Signature: (A	n this application to the applicant)	ne best of m	e of intere by knowledg	st is required.
The above is a full dischasure of all parties of interest in Signature:	n this application to the applicant)	il disclosu	e of intere by knowledg	st is required.

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

ABBREVIATIONS				
ADJ	ADJISTABLE	HIC	NOT IN CONTRACT	
APPRO	X APPROXIMATE	NTS	NOT TO SCALE	
CAB	CABINET	œ	ON CENTER	
ao	CEILING	OPP	OPPOSITE	
CONC	CONCRETE	5#	SQUARE FOOT	
CONT	CONTINUOUS	SHT	SHEET .	
LJ	CONSTRUCTION JOINT	5111	SIMILAR	
DIA	DIAMETER	55	STAINLESS STEEL	
DNG	DRAMING	STL	STEEL	
EGO	EQUIPMENT GROUND BAR	TOC	TOP OF CONCRETE	
EA	EACH	TOH	TOP OF HASONRY	
ELEC	ELECTRICAL	TYP	TYPICAL	
EL.	ELEVATION	VII F	VERIFY IN FIELD	
EQ.	in.	UOH	UNLESS OTHERHISE NOTED	
eal	APHENT	ref	HELDED HIRE FABRIC	
رين.	EXISTINS .	₩	HTP4	
EXT	EXTERIOR	815	BASE TRANSMISSION	
FF	FINISHED PLOOR	0.5	STATION	
6A	GAUGE		PERSONAL	
OALV	SALVANIZED .	PCS	COMMUNICATIONS	
66	GENERAL CONTRACTOR		SERVICES '	
SRNO	BROND			
LG	LONG	∳- I	ANTENNA HARK NO.	
LNA	LON NOISE AMPLIFIER	4	CENTERLINE,	
HAX -	MAKIMM	-	• .	
HECH	HECHANICAL	PL	PLATE	
HFR	HAMPACTURER	4	AND '	
M56	master ground bar	_	AT	
HIN	MINIMA	•	^1	
HTL	HETAL	€ _P S	SUBBAL POSITIONING ,	
nυ	MEM .		3131611	

MEM

S	YMBOLS A	ND MAT	ERIALS
4.	нен Антенна	Section 18	GROUT OR PLASTER
ଚ	EXISTING ANTENNAS		(E)BRICK
111	ASPIALT	•	(E)MASONRY
	CONCRETE	52332 <i>4(6)</i> 5	CONCRETE
E	ELECTRIC BOX		EARTH
*	LIGHT POLE		
0	FNO, MONUMENT	38888888	GRAVEL
•	SPOT ELEVATION	munimum)	PLYHOOD
Δ	SET POINT	MIN NO.	540
\Box	REVISION	\boxtimes	MOOD CONT.
0-	GRID REFERENCE	. 🖾	HOOD BLOCKING
\ \	DETAILS	entoiners)	STEEL
LA	SECTIONS .		CENTER LINE
۱ <u> </u>	- COANIAL CABLE		PROPERTY LINE
] 	H RAIL ROAD	,,	
	- GROUND HIRE		MATCH LINE
1.		•	HORK POINT

APPROVED FOR	CONSTRUCTION
PROPERTY OFFER OR REP.	*
ZOME	HE THORK
CONSTRUCTION	CONTRACTOR
OPERATION	SITE ACCUMITION

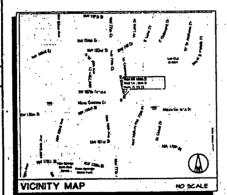
T - Mobile

COUNTRY CLUB SHOPPING CENTER

7680 NW 186TH ST. MIAMI, FL 33015

MD1049.A

PROPOSED 100'-0" FLAGPOLE ON RAWLAND



DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM 1-545: TAKE EAST 1-545 SOUTH ON 19TH EAST ON MIAM! GARDENS (NM 106 STREET) FOLLOW TO SITE.

CONTACT PERSON: ALMA MEINTRAUS	SHT.	DESCRIPTIO
CONTACT PICYE NO.: (305) 558-6444	7-1	TITLE SHEET
FOLIO 4: 3020110010052	C+I	OVERALL S
JURISOICTION: DADE COUNTY	Ċ-2	ENLARGED
BITE CONTACTS	. 6-9	ELEVATION
3/12 09(1) 2010	C-4	POHER 4 TE
	C-5	BTS PAD D
NOTEL CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO	C-6	PENCE DET
SITE: KEEP GATES LOCKED AT ALL TIMES.	E-1	POWER LAY
and the second s	6-5	DETAILS
CONTRACTOR SHALL VERIFY ALL PLANS AND	6-3	UTILITY FRA
CHIROCIDE SINCE ARRIEL VET LEVIS VID		7

LEON, DESCRIPTION, PARENT TRACT.
193 40 3504, AC '41, 580 OF PB 2-11 PARCE.
1117 ACA, PORT OF TRS 31 + 32 DESC. BES NE'COR
OF TR, A PB 126-1311 525635FT E40254FT
54250FT E10.0FT SHLT AD

SHT.	DESCRIPTION	REV.
₹-1	TITLE SHEET	
C-1	OVERALL SITE PLAN]
ċ-2	ENLARGED SITE 4 GEOMETRIC PLAN	<u> </u>
6.3	ELEVATION	↓
C-4	POWER & TELCO SUPPORT PANEL DETAILS	 -l
C-5	BTS PAD DETAILS	↓
C-6	FENCE DETAILS	
E-1	POVER LAYOUT & ELECTRICAL DETAILS	
6.3	DETAILS	├ ─┤
£-3	UTILITY FRAME (FOR REFERENCE ONLY)	╂╾┥
E-4	NOTES AND LEGEND	╂╼╌┤
<u> </u>		+-
		1
SH	EET INDEX	_

W-T

W-T COMMUNICATION DESIGN GROUP, LLC

39 EAST SCALIT DRING SCHAMBURG, QLINCIS 60193 I. (847) 895-3840 FAX. (847) 895-9985 WWW.WTCHCHECTONG.COM

T·Mobile

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

\Box		
_	21 22 21	FENCE CHANGES
<u> </u>	01-09-04	
2	11-3-03	ZONING CHANGES
T	6-26-03	FOR CONSTRUCTION
0	G-19-03	FOR CLIDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 HW 16. TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTE R. TRIPHAMM FLORIDA LICENSE / 55800	
29 EAST SOULT DRIVE SCHAUMBURG, ELINCIS 60193	

TITLE	SHEET

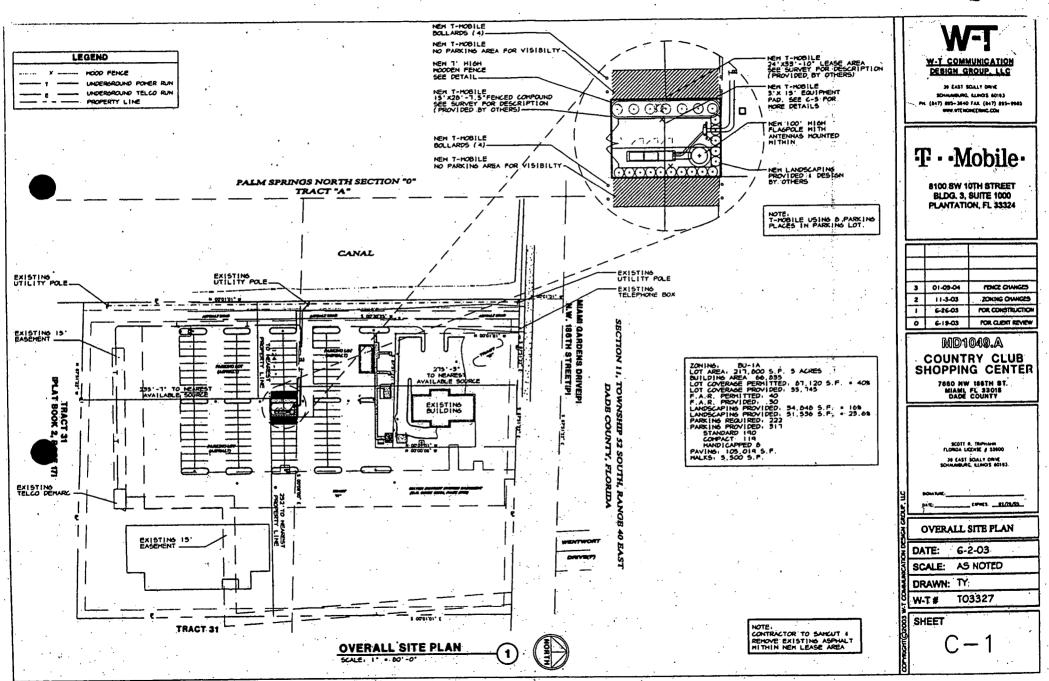
DATE: 6-2-03 SCALE: AS NOTED

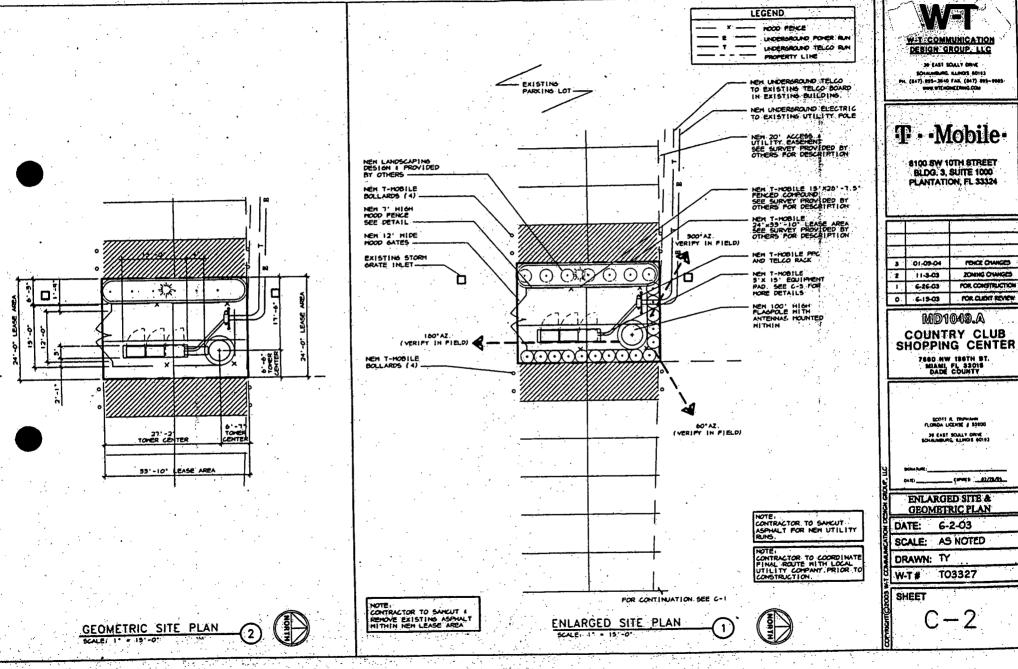
DRAWN: TY

T03327

W-T#

T-1





1			
1			
1	3	01-09-04	POICE CHARGES
.]	2	11-3-03	ZONING CYMIGES
	1.	6-26-03	FOR CONSTRUCTION
	٥	6-19-03	FOR CLIDIT REVIEW

HEH T-HOBILE EQUIPMENT CABINETS NEM 6' HIGH MOOD PENCE -ENLARGED ELEVATION

NOTE.
SECTOR FRAME HOUNT AND ANTENNAS ARE DESIGNED TO HEET
LOCAL BUILDING CODES, AND ANSI/EI/ATIA-222-F STRUCTURAL
STROARDS FOR STEEL ANTENA SUPPORTING STRUCTURES. TO
DESIGN HIND SPEED IS 130 FPM HITH 3 SECOND HIND GUST.

NEN T-HOBILE ANTENNAS FUTURE CARRIER NEN 100 HIGH FLAGPOLE HITH ANTENNAS HOUNTED HITHIN NOTE: TOWER AND FOUNDATION DESIGN PROVIDED BY OTHERS NOTE: ACTUAL ADDITION OF FLAS IS OPTIONAL NEH T-HOBILE TOWER ELEVATION DESIGN GROUP, LLC 30 EAST SCIALT DRIVE

----Pr. (847) 893-3640 FAX (847) 885-9965

T · Mobile

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

ĺ			
	3	01-09-04	POICE CHANCES
	2	11-3-03	ZOHING CHANGES
	1	6-26-03	FOR CONSTRUCTION
.]	•	6-19-03	FOR CLIDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTT 8 TRIPHANN FLORDA LICENSE # 55900 39 EAST SCILLY DRIVE SCHAUMBURG, ILLINOIS 80193

CHARLE 02/28/05

ELEVATION

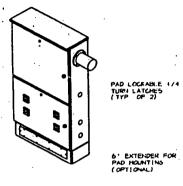
DATE: 6-2-03 SCALE: AS NOTED

DRAWN: TY

T03327 W-T:#

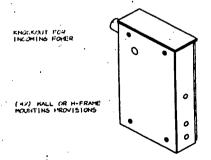
SHEET

NON-PAD LCCKING 1/4"TURN LATCHES (11P , OF 2)



POWER & TELCO ISOMETRIC FRONT VIEW

SCALE N.1 C



POWER & TELCO ISOMETRIC BACK VIEW

-(2)

COAX CABLE HITH ANDREM STAINLESS STEEL CHAPTIN MANUFAS #216 TOUTS

MI THE AP UNDSTRUCT HISSON ACOUNT DELLEGO IN THE FOR MARRIED STAINLESS STAIN IN MARRIED AS NO MARRIED Come Cast

Parting Street

PROPOSED THOSELE CALLED

ICE BRIDGE DETAIL

W-T

W-T COMMUNICATION DESIGN GROUP, LLC

30 EAST SCALT DRING SCHAMBURG, BLINK'S BOTES PH. (847) 053-3040 FAX (647) 053-0063 SERVING SCHAMBURG

T - Mobile

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3	01-09-04	FENCE CHANGES
2	11-3-03	201015/01/1023
•	6-86-06	FOR COMMITTEE
0	6-19-03	FOR CLIDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7640 KW 186TH ST. MAMI FL 32015 DADE COUNTY

SCOTT R. WILFHAMER PLOTTER LUCKPEE # 20009 30 EAST SCALLY DRIVE SCHARBERS, ELERCIS 60163

SOMME: CPRES SECTION

POWER & TELCO SUPPORT PANEL DETAILS

DATE: 6-2-03

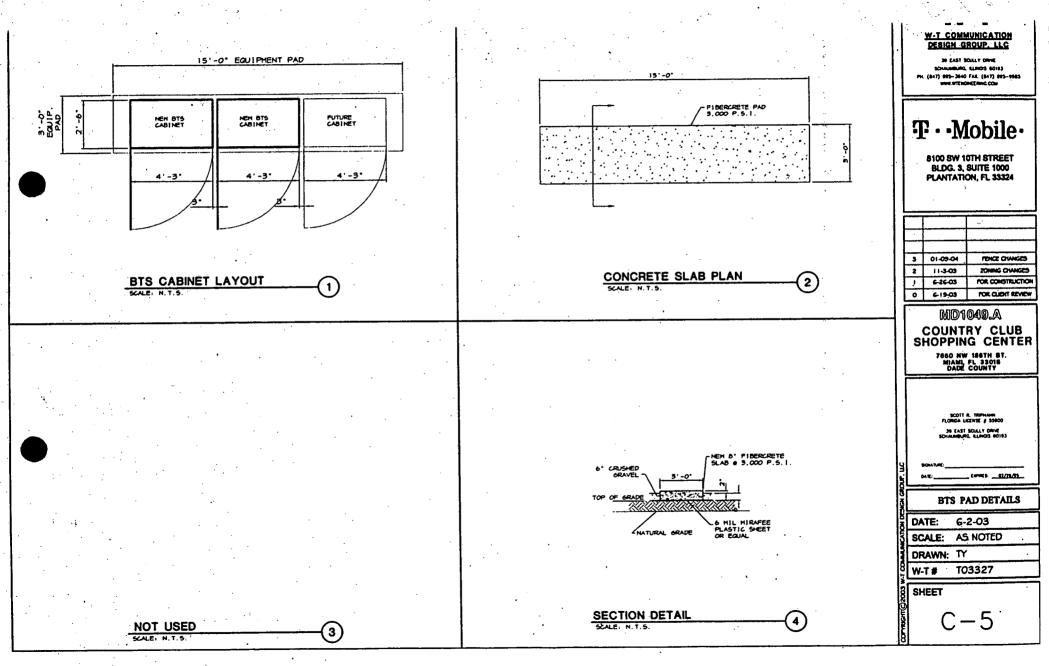
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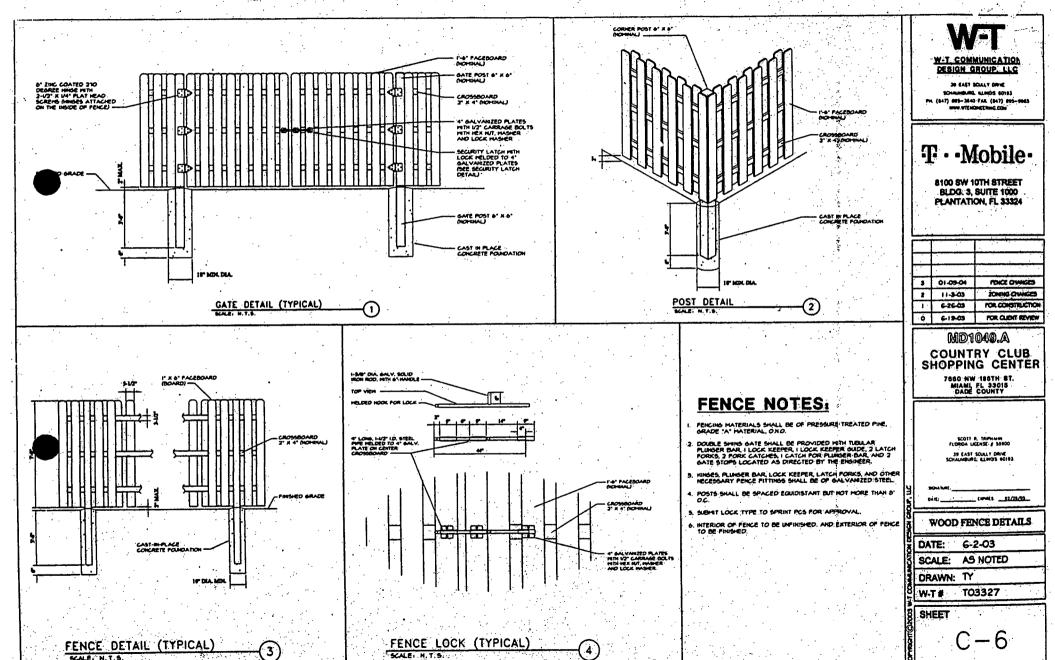
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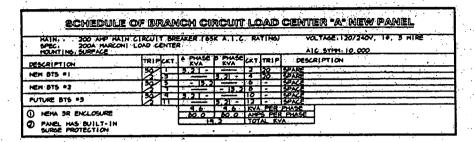
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C-4







PANEL SCHEDULE W/LOAD CALCULATIONS

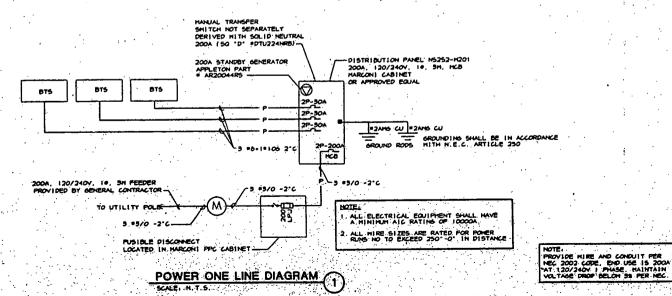
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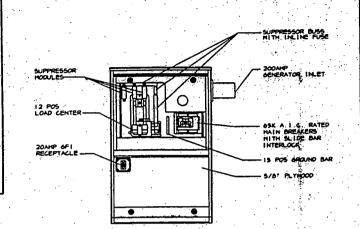
DETÁIL 'B'

AVAILABLE 200A GENERATOR RECEPTACLES (AS VIEWED FROM THE OUTSIDE OF ENCLOSURE) USE LINE UP. PIN AS A REFERENCE

REFER TO SPECIFICATION SHEET FOR RECEPTACLE HODEL NUMBER

NOTE: HIRES SHALL BE #3/0 LUGS ARE NUMBERED INSIDE





WI

W-T COMMUNICATION

30 CAST SCALT DRVC SCHAMBURG, RUSHOS 60163 PL (847) 855-3640 FAX (847) 853-9683 WWW.WELEMETERG.COM

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8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

	3	01-09-04	POICE CHARGES
1	84	11-3-03	ZOHING CHANGES
1	-	6-26-03	FOR CONSTRUCTION
	0	G-19-03	FOR CLIDIT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

> 7660 NW 186TH ST. MIAMI, FL 33018 DADE COUNTY

n.	SCOTT R. TRIPHA ORGA LICENSE #	101 30100
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DETAILS

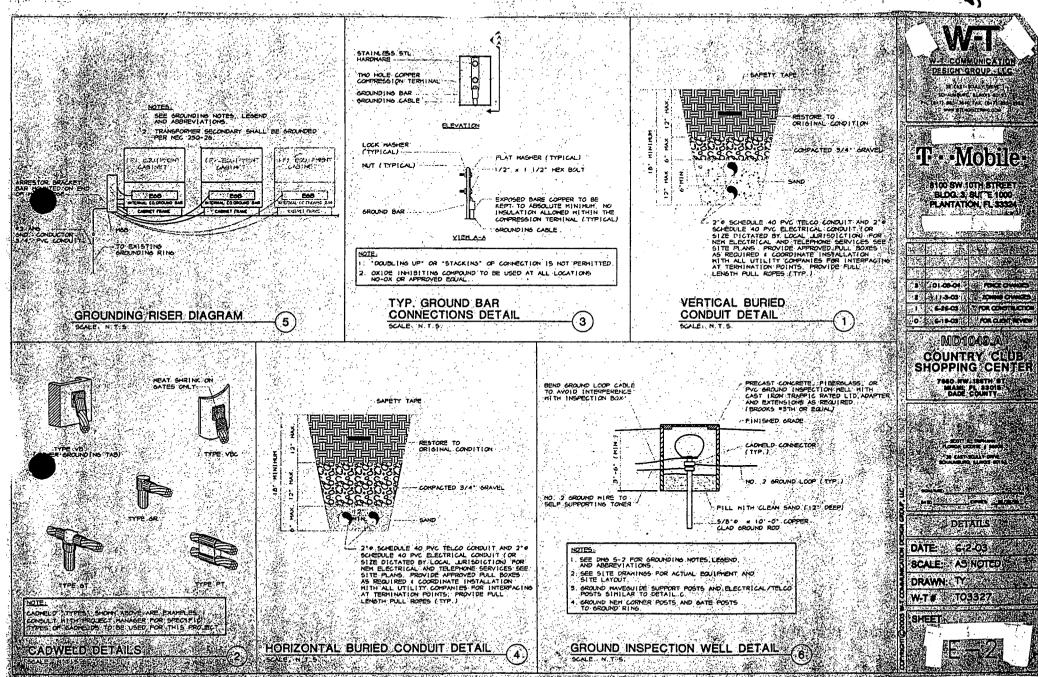
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SHEET

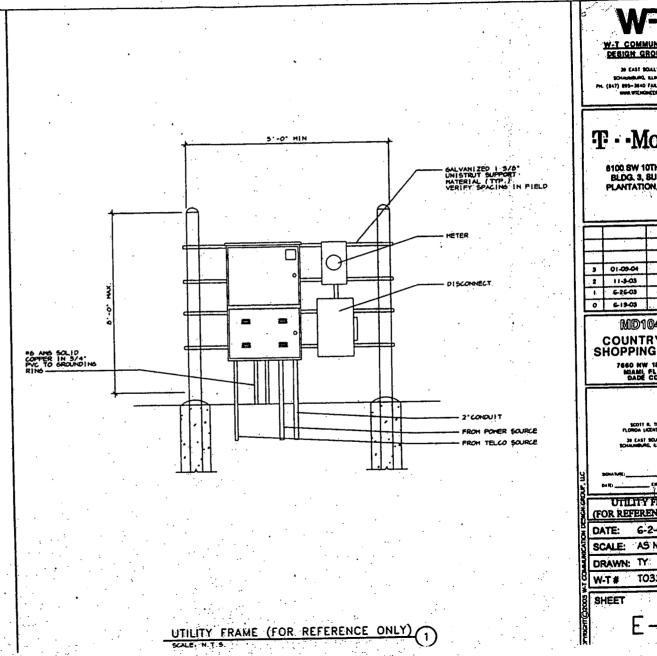
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DESIGN GROUP, LLC

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6100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3	01-09-04	FOICE CHARGES
. 2	11-9-03	ZONING CHANGES
1.	E-2E-03	FOR CONSTRUCTION
0	6-19-03	FOR CLIDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTT R. TRIPHANN, FLORIDA LICENSE & 83900

UTILITY FRAME (FOR REFERENCE ONLY)

6-2-03

SCALE: AS NOTED

T03327

NOT USED

A - GENERAL

- AL ELECTRICAL HORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ACCEPTED BY LOCAL JURISDICTION) NO APPLICABLE LOCAL CODES.
- A2. GROUNDING SHALL COMPLY MITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE:
- AS. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED.
- ALL POWER MIRING SHALL BE STRANGED COPPER, TYPE THAN, AND
- AS GROUNDING ELECTRODE CONDUCTORS SHALL BE BARE, TIN COATED AND EQUIPMENT GROUND CONDUCTORS SHALL BE SOLID BARE OR GREED STRANDED INSULATED.
- A6. ALL POWER MIRING SMALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, ENT., OR PLEXIBLE LIQUIDITIENT CONDUIT AS INDICATED.
- A1. CONTRACTOR SHALL OBTAIN ALL PERHITS, PAY PERHIT FEES, AND SCHEDULE INSPECTIONS.
- AB. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND METER SOCKET TYPE HITH LOCAL, PORCE COMPANY.
- AR. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND CORPINATE REQUIREMENTS AND SERVICE ROUTING HITH TELEPHONE COMPANY.
- AIO. PROVIDE ALL LABOR AND NATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS PULLLY OPERATIONAL.
- ATT. HERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE HIRES AND CONDUIT ACCORDINGLY.
- A12. HERE TRANSPONER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSPORTER SECONDARY SHALL BE GROUNDED PER N.E.C., ARTICLE 250-26.
- AIS. REFER TO DHS 4A FOR TYPICAL ELEVATIONS FOR CO-LOCATES AND LAND BUILDS.

B - POWER CABLE AND SERVICE

- BI. CONTRACTOR SHALL PROVIDE CONDUIT AND HIRING TO BTS AND YERIFY EXACT CONDUIT ROUTING. RACEHAY SYSTEM MATERIALS AND DEVICES PURNISHED SHALL BE IN ACCORDANCE HITH APPLICABLE STANDARDS OF ANSI, NEW, AND UL. RACEHAY SYSTEM COMPORENTS SHALL BE INSTALLED IN ACCORDANCE HITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- 82. A COIL OF NIRE SHALL EXTEND A MINIMUM OF 10 FEET FROM CONDUIT TO PERMIT TERMINATION BY OTHERS.
- 89. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH HALLS, PLOORS AND ROOPS TO PREVENT HOISTURE PENETRATION OR VERHIN IMPESTATION.
- 84. CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOFTOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT.
- 55. ALL VERTICAL RUNS OF POWER CABLE EXCEEDING GO FEET IN LENSTH SHALL BE SUPPORTED (FER 1446 N.E.C. ARTICLE 300) USING KELLIMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM.
- BO. MERRE A SEPARATE ELECTRICAL SERVICE DROP 15 ADDED, CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR ORGANING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOÇATION OF EACH AND THE AREAS SERVED BY EACH.
- BT. MARKE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SMALL APPLY:
 - A) CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DENAD PER ARTICLE 220-35(1) 1946 N.E.C.. CONTRACTOR SHALL VERIFY HETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER ARTICLE 220-35(2) 1946 N.E.C.
 - B) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
 - C) PREFERRED HEARS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
 - D) IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE, A BRANCH CIRCUIT HAY BE TAPPED FROM EXISTING PEEDER CONDUCTORS USING AN INSTALLED 2-POLE PUSED DISCONDECT AND NETTER BASE PER ARTICLE 240-21(B) OF 1946 N.E.C. HITH THE FOOT (10) HAXINUM TAP COMPUTORS, PUSED DISCONDECT SHALL BE LISTED SAVE OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY.

C - RF (COAX) AND LOW VOLTAGE CABLE

ROUTED USING HANGER BLOX OR ACCEPTABLE EQUAL

- OR INTERE SIMPLE MECHANICAL PROTECTION 15 REQUIRED. USE 12 x 3 COVERED HICROFLECT CABLE TRAT.
- () RANNING ALONG OR ADJACENT TO BTS PLATFORM: USE 12 X 3 OPEN OR COVERED ELECTRICAL LADDER TRAY.

ELECTRICAL LEGEND:

THE SAFETY DISCONNECT SHITCH

- MANUAL TRANSFER SMITCH
- KILONATT HOUR HETER
- T TRANSFORMER
- _____CIRCUIT BREAKER
- ----- 6ROUNO
- A LIGHT FIXTURE
- वि ।। इसर इसराटम
- AC SENERATOR CONNECTOR
- 6F1 DUPLEX RECEPTACLE
- -P- POHER HIRING
- T- TELCO HIRING
- C GROUND HIRING
- -- FUSE

ABBREVIATIONS

- A AMPERE
- ATC AMPS INTERRUPTING CURRENT ATR AMPS INTERRUPTING RATING
- . C CONDUIT
- (E) EXISTING
- 6 GROUND
- KMH KILOHATT HOUR
- ...
- P POLE
 SN SOLID NEUTRAL
- SM SHITE
- V VOLT
- H HIRE
- PHASE

W-T

W-T COMMUNICATION DESIGN GROUP, LLC

SCHALMBURG, BLANCE BOIRS PH. (847) 895-3640 FAX: (847) 895-9965 WWW.WTCHGAL_JANG.COM

T·Mobile.

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

FOICE CHARGES	01-09-04	3
ZOMING-CHANGES	11-3-03	2
POR CONSTRUCTIO	6-26-03	-
POR CLIENT REVIEW	6-19-03	٥

MD1049.A

COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTT R TRIPHANN FLORIDA LICENSE & 35900 39 EAST SCULLY DRIVE SCHAUMBURG, ELINOIS 60193

NOTES & LEGEND

DATÉ: 6-2-03

SCALE: AS NOTED

DRAWN: TY

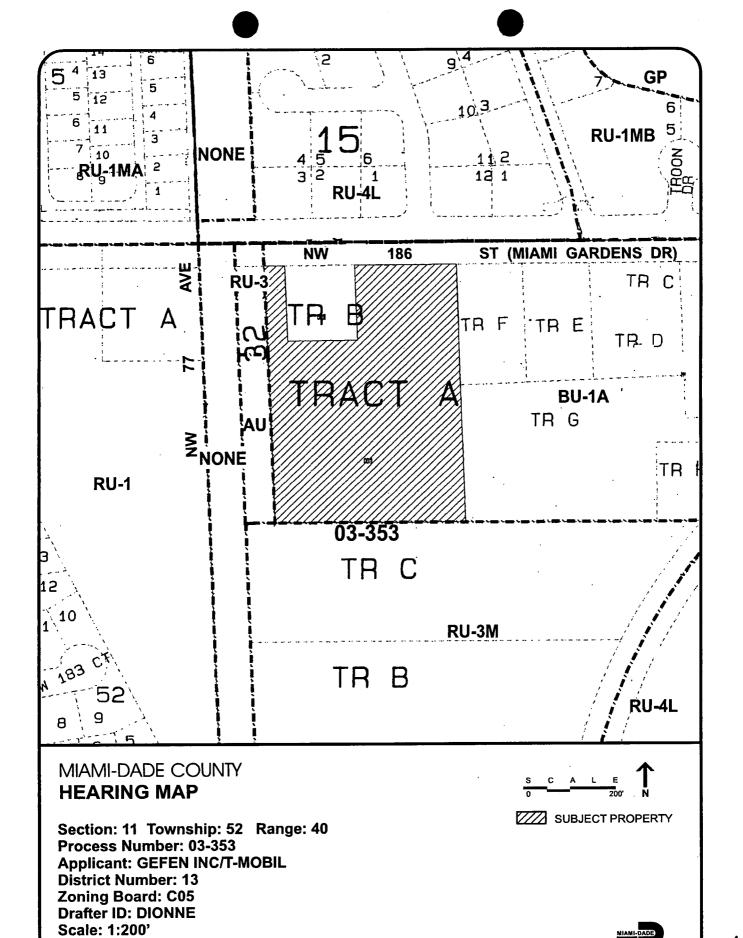
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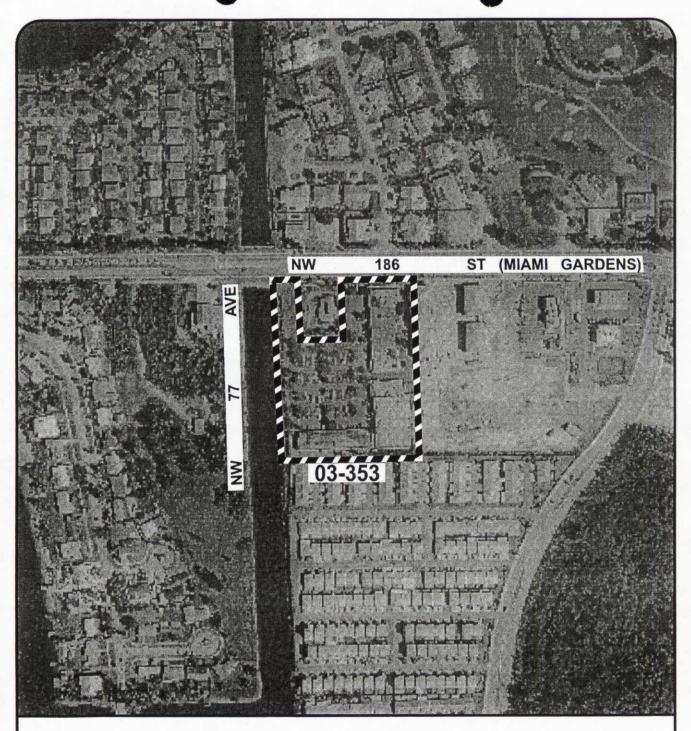
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NOTES AND LEGEND

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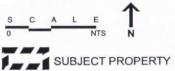


MIAMI-DADE COUNTY **AERIAL**

Section: 11 Township: 52 Range: 40 Process Number: 03-353

Applicant: GEFEN INC/T-MOBIL
District Number: 13
Zoning Board: C05
Drafter ID: DIONNE

Scale: NTS





A. COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL (Applicant)

04-4-CZ5-1 (03-353) BCC/District 13 Hearing Date: 7/29/04

Property Owner (if different from applicant) Country Club Shopping Center, Inc.	
Is there an option to purchase $\ \square$ / lease $\ \square$ the property predicated on the approval ozoning request? Yes $\ \square$ No $\ \square$	of the
Disclosure of interest form attached? Yes ☑ No □	

Previous Zoning Hearings on the Property:

<u>Year</u>	Applicant	<u>Request</u>	Board	Decision
1982	Dom, Inc.	Zone change from AU and RU-3 to BU-1A.	BCC	Approved
1987	Teremar Corp.	Use variance to permit a package store in the BU-1A district.	ZAB	Approved w/conds.
1987	Bear's Entertainment	 Special exception to permit a bar with an amusement center & billiard room in a BU-1A district. Special exception to the spacing req. from other liquor store establishments. 	ZAB	Approved w/conds.
1990	Hector Garcia & Augustin Esposito	To permit plant nursery and car wash.Modif. of approved plans.Modif. of condition of covenant.	BCC	Approved w/conds.
1991	Bethl Assm. of God, Inc.	 Use variance to permit religious facility in BU-1A district. Modif. of approved plans. Modif of condition of covenant. 	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 5 **MOTION SLIP**



APPLICANT'S NAME: COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL REPRESENTATIVE(S): Deborah Martohue RESOLUTION NUMBER **HEARING DATE** HEARING NUMBER -04 CZAB5-April 22, 2004 04-4-CZ5-1 (03-353) **DEPT. REC:** Approval with conditions MOTION: WITHDRAW: APPLICATION **ITEMS** W/Leave To Amend TO: May 20, 2004 DEFER: INDEFINITELY WITH PREJUDICE WITHOUT PREJUDICE DENY: ACCEPT REVISED PLANS ACCEPT PROFFERED COVENANT PER D.I.C. PER DEPARTMENT PER REQUEST APPROVE: WITH STD. CONDITIONS OTHER: No hearing took place due to the absence of the court reporter. The chairman announced that the hearing would be deferred to May 20, 2004. There was no vote taken by the Board. ABSENT YES NO M/S NAME TITLE Sharon FRANKLIN MS. (C.A.) Juan A. GARCIA MR. Archie E. MCKAY, JR. MR. X Paul O'DELL **VICE-CHAIRMAN** Leonardo A. PEREZ MR. Roberto P. SERRANO MR. Jorge I. BONSEÑOR **CHAIRMAN** VOTE: EXHIBITS: YES NO '

COUNTY ATTORNEY: Shannon Summerset

DATE: 07/15/2004

#Z- 04-4-CZ5-1

APPLICANT: COUNTRY CLUB SHOPPING CENTER

INC./T-MOBILE

MOTION: Defferal

ROLL CALL	M/S	YES	NO	<u>ABSENT</u>
Barreiro		X		
Diaz				X
Ferguson		X		
Heyman		X		
Martinez		X		
Morales		X		
Moss		X		
Rolle			X	
Seijas	M	X		
Sorenson		X		
Sosa	S	X		
Souto		X		
Chair Carey-Shuler				X
TOTAL		10	1	2

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Country Club Shopping Center, Inc. & T-Mobile PH: Z03-353 (04-4-CZ5-1)

SECTION: 11-52-40 **DATE:** July 29, 2004

COMMISSION DISTRICT: 13 ITEM NO.: A

A. INTRODUCTION

o **REQUEST**:

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUEST:

The County Manager of Miami-Dade County (the appellant) is appealing the decision of the Community Zoning Appeals Board-5 (CZAB-5) on this application. The Board denied without prejudice a request that would have allowed the construction of a wireless supported service facility (telecommunications tower) and ancillary equipment on the subject site.

o <u>LOCATION:</u>

7600 N.W. 186 Street, Miami-Dade County, Florida.

o SIZE: 4.5 Acres.

o IMPACT:

The approval of this application will provide a service to the patrons of the telecommunication companies that install their equipment on the site. However, the height of the tower would visually impact the area. No public services will be impacted.

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 2

B. ZONING HEARINGS HISTORY:

In 1982, the Board of County Commissioners rezoned the subject property from RU-3, Four Unit Apartment House District, and AU, Agricultural District, to BU-1A, Limited Business District. In 1987, the Zoning Appeals Board grated a use variance that permitted a package store to operate in the BU-1A zoning district. Also in 1987, the Zoning Appeals Board granted two special exceptions that permitted a bar to operate in conjunction with an amusement center and billiard room in the BU-1A zoning district and allowed same spaced closer to a church and another alcoholic beverage establishment than permitted. In 1990, the Board of County Commissioners allowed a car wash to operate on this site and allowed, on a temporary basis, a plant nursery to operate on this site. Modifications of previous resolutions were also granted that showed the aforementioned uses. In 1991, the Board of County Commissioners granted a use variance and modifications of previous resolutions that permitted a church to operate within the shopping center and allowed the submission of new plans that showed the aforementioned church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office.**
- 2. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motes, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity ease of access and availability of other public services and facilities.
- 3. Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas (Land Use Element, page 1-43).

D. NEIGHBORHOOD CHARACTERISTICS:

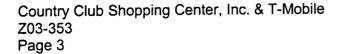
ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center

Business and Office



Surrounding Properties:

NORTH: BU-1A & RU-4L; restaurant &

single family residences

Residential, 2.5 to 6 dua

Residential, 5 to 13 dua

EAST: BU-1A: commercial & office

SOUTH: RU-3M; townhouses

. Commercial

Business and Office

centers

WEST: RU-3, AU & RU-1; fire station,

vacant parcel, single family homes, & parking area

Residential, 5 to 13 dua & Residential, 2.5 to 6 dua

The subject parcel is located on the south side of Miami Gardens Drive (NW 186 Street) and immediately east of NW 77 Avenue. The area where the subject property lies is characterized by single family and townhouse developments. On the north and south sides of Miami Gardens Drive, from NW 57 Avenue to NW 87 Avenue, there is a mixture of retail and multi-family uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Urban Design:

Scale/Utilization of Site: Acceptable Location of Buildings: Acceptable

Compatibility: Acceptable

Landscape Treatment: Acceptable
Open Space: Acceptable

Buffering: Acceptable
Access: Acceptable

Parking Layout/Circulation: Acceptable Visibility/Visual Screening: Acceptable

Energy Considerations:

Roof Installations:

Service Areas:

Signage:

N/A

N/A

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-314(B)(8). Direct Applications and Appeals to the County Commission.

N/A

The Board of County Commissioners shall hear any appeal filed by the County Manager from any action of the Community Zoning Boards where it is the opinion of the County Manager that a Community Zoning Appeals Board's resolution has either (a) an overall impact to the County or (B) is inconsistent with the Miami-Dade County Comprehensive Development Master Plan or (c) is incompatible with aviation activity or aviation safety.

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 4

Section 33-311(A)(18). Wireless Supported Facilities, including Antennas Support Structures.

This subsection provides for the establishment of criteria, after public hearing, to hear and grant applications to allow a Wireless Supported Service Facility, including Antenna Support Structures. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(a) Purpose. The purpose of this subsection is to create objective standards to regulate Wireless Supported Service Facilities, including Antenna Support Structures. Upon demonstration at public hearing that a zoning application for a Wireless Supported Service Facility, including Antenna Support Structures is in compliance with the standards herein and the underlying district regulations in section 33-36.2 [33-63.2] and does not contravene the enumerated public interest standards established herein, the Wireless Supported Service Facility, including any Antenna Support Structure, shall be approved.

1. General standards

- a. The approval of the Wireless Support Facility shall not cause the subject property to fail to comply with any portion of this code or the Comprehensive Development Master Plan.
- b. The proposed Antenna Support Structure and related equipment shall comply with the underlying zoning district standard lot coverage regulations.
- c. The proposed Antenna Support Structure shall not involve any outdoor lighting fixture that casts light on the adjoining parcel of land at an intensity greater than that permitted by Section 33-4.1 of this code, unless providing safety lighting as required by FCC or FAA regulations.
- d. A non-camouflaged Antenna Support Structure 100 feet in height or less, shall be setback from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership a distance equal to 110 percent of the height of the Antenna Support Structure. A non-camouflaged Antenna Support Structure exceeding 100 feet in height shall be setback a minimum of 200 feet from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership, unless the Antenna Support Structure itself, excluding any Antennas attached thereto for the purposes of wireless communication, is otherwise substantially visually obscured by an intervening structure or landscaping (i.e., wall, building, trees etc.) in which case setback shall be equal to a minimum of 110 percent of the height of the Antenna Support Structure. A survey, site plan or line of sight analysis illustrating this condition shall be provided by the applicant.

- e. The proposed Wireless Supported Service Facility shall provide adequate parking and loading and provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on abutting streets.
- f. The applicant's proposed Antenna Support Structure associated with the proposed Wireless Supported Service Facility shall be designed in such a manner that in the event of a structural failure, the failed portion of the Antenna Support Structure shall be totally contained within the parent tract.
- g. Proposed fences have the "unfinished" side, if any, directed inward toward the center of the leased parcel proposed for installation of the Antenna Support Structure and related equipment.
- h. Proposed fences will be constructed of durable materials and will not be comprised of chain link or other wire mesh, unless located in an AU or GU zoning districts.
- i. In the event a wall is used to screen the base of a non-camouflaged Antenna Support Structure or the equipment building structure, the wall shall be articulated to avoid the appearance of a "blank wall" when viewed from the adjoining property residentially zoned and developed under different ownership. In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - 1. Wall with landscaping. The wall shall be setback two and one-half (2 1/2) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:
 - a. Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - b. Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - c. Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
 - 2. Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

2. Health and safety standards

- a. The proposed Wireless Support Service Facility shall not block vehicular or pedestrian traffic on adjacent uses or properties.
- b. The proposed Wireless Supported Service Facility shall be accessible to permit entry onto the property by fire, police and emergency services
- c. The proposed Wireless Supported Service Facility shall comply with any applicable Miami-Dade County aviation requirements.
- d. Safe sight distance triangles are maintained pursuant to section 33-11 of this code.

3. Environmental standards

- a. The proposed Antenna Support Structure and related equipment shall not result in the destruction of trees that have a diameter at breast height (as defined in Section 18A-3.(J) of this code) of greater than 10 inches, unless the trees are among those listed in Section 24-60(4)(f) of this code.
- b. The proposed Wireless Supported Service Facility shall not be located in an officially designated natural forest community.
- c. The proposed Wireless Supported Service Facility shall not be located in an officially designated wildlife preserve.
- d. The applicant shall submit an environmental impact study prepared by a licensed environmental firm that the proposed Wireless Supported Service Facility will not affect endangered or threatened species or designated critical habitats as determined by the Endangered Species Act of 1974; and that the facility will not have a substantial deleterious impact on wildlife or protected plant species.
- e. The applicant shall submit a historical analysis prepared by a professional cultural specialist that the proposed Wireless Supported Service Facility shall not affect districts, sites, buildings, structures or objects of American history, architecture, archeology, engineering or culture, that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida historic preservation regulations.
- f. The proposed Wireless Supported Service Facility shall not be located on an Indian Religious site.

4. Necessity standards

a. The applicant shall establish that there are no available existing Wireless Supported Service Facilities or buildings within the prospective provider's

search area suitable for the installation of the provider's proposed Antennas due to one or more of the following circumstances:

- (i) existing Wireless Supporting Service Facilities or buildings within the search area have insufficient structural capacity to support the proposed antennas and related equipment; or
- (ii) existing Wireless Supported Service Facilities or buildings within the search area are not of sufficient height to resolve the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility or to cure the signal interference problem in that area; or
- (iii) the proposed Antenna would cause radio frequency interference or other signal interference problems with existing Wireless Supported Service Facilities or buildings, or the Antenna on the existing Wireless Supported Service Facilities or buildings may cause signal interference with the provider's proposed Wireless Supported Service Facility; or
- the owner of an existing building or Wireless Supported Service Facility located within the provider's search area that has existing height and structural capacity and would otherwise resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems, has rejected the provider's reasonable attempts to locate its Wireless Supported Service Facility on its building or facility.

The applicant shall provide evidence of one or more criteria listed in 12(a-d) [4 a. (i)-(iv)] above with an affidavit from a radio frequency engineer, structural engineer, owner or authorized provider's representative acceptable to the Department, as applicable. For purposes of this section, search area shall mean the geographic area within which the provider can demonstrate that the Wireless Supported Service Facility must be located in order to resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems.

- b. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - signal interference problems; or
 - ii. the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility; and
 - iii will allow its customers to make and maintain wireless calls on a reliable basis as defined by the provider's quality criteria; and

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 8

5. Mitigation standards

- a. A non-camouflaged Antenna Support Structure or equipment building shall be located so that it does not obscure, in whole or in part, an existing view to any historically designated landmark, natural area, or natural water body (i.e., river, lake, ocean) from any residentially zoned property under different ownership.
- b. Existing landscaping, vegetation, trees, intervening buildings or permanent structures shall be utilized to the maximum extent possible to obscure the view of the non-camouflaged Antenna Support Structure from public right-of-way or residentially zoned property.
- c. Any proposed Antenna Support Structure shall be designed to accommodate the collocation of at least two (2) Providers.
- d. All new non-camouflaged Antenna Support Structures approved at public hearing after adoption of this Ordinance, when exceeding 125 feet in height, must be structurally designed to accommodate at least three (3) Providers.
- e. To minimize visual impact in all cases, new or reconstructed Antenna Support Structures shall:
 - (i) if non-camouflaged, utilize non-reflective galvanized finish or coloration to blend in with the natural environment unless Federal Aviation Administration painting or markings are otherwise required. The part of the Antenna Support Structure that is viewed against the sky and all Antennas attached thereto shall be a single color, either light gray or similar neutral color; the part of the Antenna Support Structure and all Antennas not viewed against the sky shall also be colored to blend with its surrounding background and harmonize with the color of existing structures or vegetation, as applicable; and
 - (ii) be designed to preserve all vegetation to the maximum extent feasible to mitigate visual impact and create a buffer that harmonizes with the elements and characteristics of the existing parcel on which the Wireless Support Service Facility is located and adjacent properties; and
 - (iii) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.
- f. A camouflaged Antenna Support Structure shall be designed as an artificial tree or to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles).

- g. To reduce the visual impact, an Antenna Support Structure readily observable from residentially zoned districts located within the immediate vicinity of the leased parcel shall be a camouflaged Antenna Support Structure, unless the provider can demonstrate that an Antenna Support Structure of a monopole type would be less visually obtrusive or would reduce proliferation of additional Antenna Support Structures within the immediate vicinity of the search area of the leased parcel and thus reduce the cumulative visual impact caused by future additional Antenna Support Structures in the immediate vicinity. In all cases, Antenna Support Structures of the guyed wire or self-supporting lattice type for the purposes of providing wireless telecommunications services only, shall be prohibited within the immediate vicinity of all existing residentially zoned districts and residential structures, except that the parent tract of the application property site may contain a residential structure.
- h. If a non-camouflaged Antenna Support Structure cannot be readily observed from residentially zoned property located within the immediate vicinity of the leased parcel, strongest support shall be given in the following order from most preferred to least preferred Antenna Support Structure type: existing Antenna Support Structures, existing buildings or structures, monopole, lattice or selfsupporting or, guyed wire.
- i. The architectural design, scale, mass, color, texture and building materials of any proposed equipment building structure shall be aesthetically harmonious with that of other existing or proposed structures or buildings on the parent and leased tracts and in the immediate vicinity.
- j. The accessory wireless equipment building used in conjunction with the proposed Wireless Supported Service Facility shall be designed to mitigate visual impact and be comparable with the scale and character of the existing structures on the subject property and in the immediate vicinity, or blend into natural surrounding vegetation or buildings through the use of color, building materials, textures, fencing or landscaping to minimize visibility from or otherwise make the appearance of the accessory wireless equipment building the least visually obtrusive to adjacent uses and properties, as well as pedestrian and vehicular traffic.
- (b) Alternative Development Option for Any Wireless Supported Facility, Including Antenna Support Structures. Upon appeal or direct application in specific cases to hear and grant approval, approval with conditions or denial of applications for an alternative site development option applicable to Wireless Supported Service Facilities, including Antenna Support Structures, approved pursuant to the standards set forth in Section 33-311(A)(18)(a) above and in section 33-36.2 [33-63.2], based on the following:
 - Setbacks. An alternative development option setback for Antenna Support Structures and/or accessory wireless equipment buildings shall be approved after public hearing upon demonstration that the Antenna Support Structure is designed so that if the structure fails the failed portion of the structure will be contained within

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the parent tract and upon demonstration of the following:

- (a) the applicant has obtained the recordable consent of the owner(s) of the property abutting the property line from which relief from the setback requirement is requested; and
- (b) the applicant demonstrates that the setback requirement cannot be met on the property; and
 - 1. that any feasible alternative site available is in closer proximity to single family, duplex or agriculturally zoned property; or
 - that the modification to the setback requirement will reduce the visual impact of the Wireless Supported Service Facility; or
 - the location of an Antenna Support Structure on a parcel that satisfies all setback and fall zone requirements will create a greater visual impact on adjacent or surrounding residential uses than the proposed site that requires a reduction of applicable setback requirements.
- 2. Landscaping. An alternative site development option from the landscape requirements set forth in Sec. 18A-1(B)(2)(d) shall be granted to allow a Wireless Supported Service Facility to be screened in a manner other than as provided in that section upon demonstration by the applicant that the alternate method of landscape screening proposed mitigates the visual impact of the Wireless Supported Service Facility as effectively as screening in accordance with Sec.18A-1(B)(2)(d).
- 3. Lot Area/ Parent Tract. An alternative development option from the minimum parent tract area required by this subsection for any Wireless Supported Service Facility shall be approved upon demonstration of the following:
 - a. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying zoning district regulations or regulations of this subsection, which ever is greater; and
 - b. the lot area is not less than ninety (90) percent of the minimum lot area required by the underlying zoning district regulations; and
 - c. the density of the proposed alternative development does not exceed that permitted by the underlying zoning district regulations.
- 4. Federal Telecommunications Act. Notwithstanding the foregoing, a Wireless Supported Service Facility including a Antenna Support Structure shall be permitted in any zoning district where necessary to avoid the prohibition or effective prohibition of the provision of personal wireless services or discrimination among wireless service providers as contemplated by the Federal Telecommunications

Act, 47 U.S.C. § 332 (1996), as amended.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. <u>NEIGHBORHOOD SERVICES:</u>

DERM	No objection*
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

^{*} subject to conditions stated in their attached memorandum

H. ANALYSIS:

This application was deferred from the July 15, 2004 meeting of the Board of County Commissioners.

George M. Burgess, the County Manager of Miami-Dade County, (the appellant) is respectfully appealing the May 20, 2004 decision of the Community Zoning Appeals Board-5 (CZAB-5) which denied without prejudice this application by a vote of 4-3. The appellant indicates on the appeal form that the grounds and reasons supporting the reversal of the ruling of the CZAB-5 are as follows: 1) In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners (BCC) adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearings, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 12

criteria established by Section 33-311(A)(18). In its denial of the application, CZAB-5 did not follow the established criteria of the new ordinance. 2) Section 33-311(A)(18) states that a proposed Wireless Supported Service Facility, including Antenna Support Structures, shall be approved upon demonstration that the proposed structure is in compliance with the standards of the Section. The applicant, Country Club Shopping Center, Inc. & T-Mobile, demonstrated compliance with such standards, and there was no competent substantial evidence to support a finding by CZAB-5 that such standards were not met. CZAB-5 nevertheless denied the application despite the Ordinance's mandate to approve it. 3) As the second decision under the new Ordinance this could become the basis for other similar decisions by this and other CZAB's countywide. Additionally the decision of CZAB-5, if not reviewed by the Board of County Commissioners, could potentially subject the County to protracted litigation, including possible claims for substantial damages. Subsequent to the County Manager's filing of this appeal, the applicant filed a lawsuit in Federal Court for injunctive relief and damages in excess of nine million dollars.

The subject property is located at 7600 NW 186 Street and is developed with a shopping center. The applicants are seeking approval to permit a wireless supported service facility including an antenna support structure within a 24' x 33'-10" area centrally located within the existing parking area of the shopping center. The proposed 100' high wireless telecommunications tower will be camouflaged as a flagpole and the antenna will be mounted within same. A 10' x 15' equipment pad will be located next to the cell tower and the entire 24' x 33'-10" area will be surrounded by a 6' high wood fence and landscaping. The applicant has requested that this application be analyzed only under Section 33-311(A)(18), the standards for Wireless Supported Service Facilities, including Antenna Support Structures.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This application does not generate any new additional peak hour vehicle trips.

This application will allow the applicants and other telecommunication service companies to provide a service to their patrons by constructing a 100' high telecommunications tower, camouflaged as a flag pole, and an antenna support structure on the subject site. This application is **consistent** with the Comprehensive Development Master Plan which designates this area for Business and Office use on the Land Use Plan (LUP) map. The Business and Office designation permits a full range of sales and service activities. In addition, the Master Plan states that neighborhood- or community-serving institutional uses and utilities may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. As such, the siting of this utility facility at this location will be consistent with the CDMP.

As stated by the appellant, in response to the opinion of the Third District Court of Appeal in Miami-Dade County vs. Omnipoint, the Board of County Commissioners adopted Ordinance # 03-163 amending the Zoning Code to include Section 33-311(A)(18). This Section, Wireless Support Facilities, including Antennas Support Structures, established new and specific objective standards by which, upon approval at public hearing, these applications could be denied or approved. Staff had reviewed all the documentation submitted in

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 13

conjunction with this application and had found that the proposed facility met all of the standards established under this section. Staff's recommendation to the CZAB-5 was for approval with conditions of this application.

When analyzed under Section 33-311(A)(18), the standards for wireless supported facilities, including antennas support structures, this application complies with same. Among other things, the proposed wireless supported service facility will comply with all of the requirements of the underlying BU-1A zoning, will provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on adjacent uses or properties, and will be accessible to provide entry onto the property by fire, police, and emergency services. Additionally, the proposed facility will not be located in an officially designated natural forest community, wildlife preserve, on an Indian Religious site, and will not affect sites, buildings, etc. that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida Historic Preservation regulations. The proposed facility will not result in the destruction of trees that have a diameter breast of greater than ten inches, will accommodate the collocation of at least two (2) providers, and is designed as a flag pole. Further, the owner of an existing wireless supported service facility located within the provider's search area has rejected the provider's reasonable attempts to colocate its antennae on their existing tower and a second possible site did not have sufficient height to resolve the lack of wireless service coverage or capacity in the area.

Section 33-311(A)(18) states that if an application for a wireless supported service facility is in compliance with the standards established under this section, the wireless supported service facility including any antenna support structure, **shall be approved**. Indeed, the County Manager's memorandum accompanying the Ordinance at the time of its approval by this Board specifically stated that, whenever an applicant met the Ordinance's standards, "the applicant shall be granted the approval." Accordingly, the denial of this application by the CZAB does not follow the mandate of the Ordinance approved by the BCC.

In accordance with section 33-314(B)(8)(a) the County Manager may appeal to the BCC any action of the CZABs where it is the opinion of the Manager that a CZAB's resolution has an overall impact to the County. The CZAB's decision shows a disregard for the Commission's mandate and could set a precedent for future similar decision by other CZABs. In addition, the CZAB's decisions on this application could potentially subject the County to protracted litigation, including possible claims for substantial damages which could have an overall impact to the County. As previously mentioned, subsequent to the County Manager's filing of this appeal, the applicant filed a lawsuit in Federal Court for injunctive relief and damages.

This application is consistent with the CDMP and the proposed facility is in compliance with the standards of the Ordinance. Accordingly, staff recommends approval of the appeal and approval of this application with conditions under Sections 33-311(A)(18).

I. RECOMMENDATION:

Approval of the appeal and approval of this application with conditions under Section 33-311(A)(18) (Wireless Supported Facilities, Including Antennas Support Structures.

Country Club Shopping Center, Inc. & T-Mobile Z03-353 Page 14

CONDITIONS: J.

- That a site plan be submitted to and meet with the approval of the Director upon the 1. submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited thereto, location of structure or structures, location of boat docks and/or fishing pier, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- That in the approval of the plan, the same be substantially in accordance with that 2. submitted for the hearing entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated stamped received April 14, 2004 and consisting of 11 pages.
- That the use be established and maintained in accordance with the approved plan. 3.
- That the applicant submit to the Department for its review and approval a 4. landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
- That the applicants obtain a Certificate of Use from the Department, upon 5. compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
- That the applicant comply with all the conditions of the Aviation Department for 6. applications of this type.
- That the applicant obtain FAA approval for the proposed facility prior to building 7. permit issuance.

DATE INSPECTED:

03/23/04

DATE TYPED:

03/31/04

DATE REVISED:

04/06/04; 04/15/04; 05/03/04; 06/16/04; 07/16/04; 07/20/04

DATE FINALIZED:

07/20/04

DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of Planning and Zoning

Laine Ollow



MEMORANDUM



TO:

Diane Doning Williams, Interior Department of Planning and County

DATE:

June 23, 2004

SUBJECT:

C-05 #Z2003000353-Revised

Gefen Inc./T-Mobil 7660 NW 186th Street

UU to Permit a Communication Tower

(3.69 Ac.) 11-52-40

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONIGE

Alyce M. Robertson, Assistant Director Environmental Resources Management

FROM:

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently or was historically permitted with DERM under industrial waste permits IW5-7444 and 2723. The site is a dry cleaning solvent contaminated site with two separate discharges tracked under Permit number IW5-2723. One discharge is currently in a state administered cleanup program and the second discharge is required to be addressed directly by the responsible party.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following two enforcement cases:

- a) Folio No. 30-2011-016-0010 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.
 - 04/07/95 Notice of Required Testing Plan (NORTP) is due for submittal to DERM.
 - 06/14/95 NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.
 - 07/17/95 NORTP submittal pending review.
 - 07/21/95 NORT Report (NORTR) due for submittal to DERM.
 - 11/22/95 NORTR is received and pending review.
 - 11/30/95 Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.
 - 04/17/96 CAR submittal received and pending review.
 - 04/25/96 CAR Addendum (CARA) is due for submittal to DERM.
 - 06/14/96 DERM conducted a Hazardous Waste Inspection of the subject site.
 - 08/08/96 Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.
 - b) Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.
 - 03/06/03 Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.
 - 03/10/03 DERM issued a formal NOV to the responsible parties for the violation.

- 06/26/03 No response received to the NOV, therefore DERM issued a Final Notice Prior To Court Action.
- 07/22/03 Contamination Assessment Report (CAR) received by DERM is disapproved.
- 08/11/03 CAR Addendum (CARA) for the site is due.
- 10/31/03 DERM approved a request for a 30-day extension of time.
- 12/16/03 DERM sent letter requesting the \$462.00 review fee for the CARA submittal.
- 01/05/04 CARA review fee is received by DERM, CARA review by DERM is underway.
- 02/25/04 DERM sent letter to responsible parties disapproving the CARA.
- 04/28/04 Letter received by DERM requesting DERM to reconsider requirements for well installation.
- 05/21/04 DERM granted 60 days for completion of the required CARA.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-353 CZAB-5 Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Country Club Shopping Center, Inc. & T-Mobile

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A. Pino, P.L.S.

APR. 15 2004

Date

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE \$	-
RECEIPT #	DECEIVED
DATE HEARD: 05/20/04	JUN 0 4 2004
BY CZAB # 5	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY
	DATE RECEIVED STAMP
**************	*********
This Appeal Form must be completed in accordance with the "In and in accordance with Chapter 33 of the Code of Miami-Dade Code made to the Department on or before the Deadline Date prescri	County, Florida, and return must
RE: Hearing No. <u>Z03-353 (04-4-CZ5-1)</u>	
Filed in the name of (Applicant) Country Club Shopping	Center, Inc. & T-Mobile
Name of Appellant, if other than applicant: George M. Bu Dade County	urgess, County Manager, Miami
Address/Location of APPELLANT'S: 111 NW 1st St., 29th floor,	Miami, Fla. 33128
Application, or part of Application being Appealed (Explanation)	Entire application
Appellant (name): George M. Burgess, County Manager, Miami In accordance with Section 33-314(B)(8) of the Code of Mi Manager respectfully appeals the May 20, 2004 decision of Com 5 ("CZAB-5") denying application No. Z03-353 by Country Cl Mobile for a special exception to permit a wireless supported se support structure. The Manager appeals this decision based upon Community Zoning Appeals Board -5 has an overall impact to the This appeal is based on the following grounds:	ami-Dade County, the County munity Zoning Appeals Board - ub Shopping Center, Inc. & Tervice facility including antenna on his opinion that the action of

1. In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific

criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearing, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the criteria established by Section 33-311(A)(18). In its denial of this application, CZAB-5 did not follow the established criteria of the new ordinance.

- 2. Section 33-311(A)(18) states that a proposed Wireless Supported Service Facility, including Antenna Support Structures, shall be approved upon demonstration that the proposed structure is in compliance with the standards of the Section. The applicant, Country Club Shopping Center, Inc. & T-Mobile, demonstrated compliance with such standards, and there was no competent substantial evidence to support a finding by CZAB-5 that such standards were not met. CZAB-5 nevertheless denied the application despite the ordinance's mandate to approve it.
- 3. As the second decision under the new Ordinance this could become the basis for other similar decisions by this and other CZABs County wide. Additionally the decision of CZAB-5, if not reviewed by the Board of County Commissioners, could potentially subject the County to protracted litigation, including possible claims for substantial damages.

Date: day of Signed	, year: 2000
Signed	
	George M. Burgess
	Print Name
	111 NW 1st Street, 29th Floor, Miami, Fl 33128
	Mailing Address
	(305) 375-2117 (305) 375-1262
	Phone Fax
REPRESENTATIVE'S AFFIDAVIT If you are filing as representative of an association or other entity, so indicate:	
	Representing
	Signature
	Print Name
	•
	Address
	Address
	City State Zip
	Talephone Number
	•
Subscribed and Sworn to before me on the	
	angen Bil
	Notary Public
MY COM EXPI	NERYSS M. BIRD IMISSION # DD 013396 RES: April 10, 2005 History Services (stamp/seal)

Commission expires: 04-10-05



ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

RESOLUTION NO. CZAB5-6-04

WHEREAS, COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL applied for the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 5 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Roberto P. Serrano, seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Sharon Franklin	nay .	Paul O'Dell	aye
Juan A. Garcia	aye	Leonardo A. Perez	aye
Archie E. McKay Jr.	nay	Roberto P. Serrano	aye

Jorge I. Bonsenor

nay

25

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 5 that the application be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 20th day of May, 2004.

Hearing No.04-4-CZ5-1 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF JUNE, 2004.

26

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-6-04 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of May, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of June, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL





Hearing Number: $203-353$.		
Plans:	Request:	
Location: 7600 NW 1867	1 st.	140-4
Recommendation: Approved Approved with condition Approved with no chan Denial Defer to DIC comments	ge from previous submittal	
Estimated number of alarms generated annu	ually by application:	
If there is an impact, below is the service ava	ailability:	
Station District 44- Grid 5/7	DU/SF Occup	eancy Type
Impact of additional calls on closest station:	No Impact	
	☐ Minimal Impact	
	☐ Moderate Impact	
	☐ Severe Impact	
Planned Service to Mitigate:		
Service	Location	Year to be Completed
□ None		
NOT CONSTITUTE NOR IN ALL SITE PLANS MUST RESCUE FIRE WATER & I	RVICE IMPACT AND SERVICE AVAILABILITY MPLY SITE PLAN APPROVAL. BE REVIEWED AND APPROVED BY THE M ENGINEERING BUREAU LOCATED AT 11805 S TE PLANS MAY NEED MODIFICATION TO CO	MIAMI-DADE FIRE SW 26 ST. BASED
Reviewed by: Barbara J. Matthews		Date: 1/24/04 Revised 1/23/04/BJM 28

TEAM METRO NW OFFICE

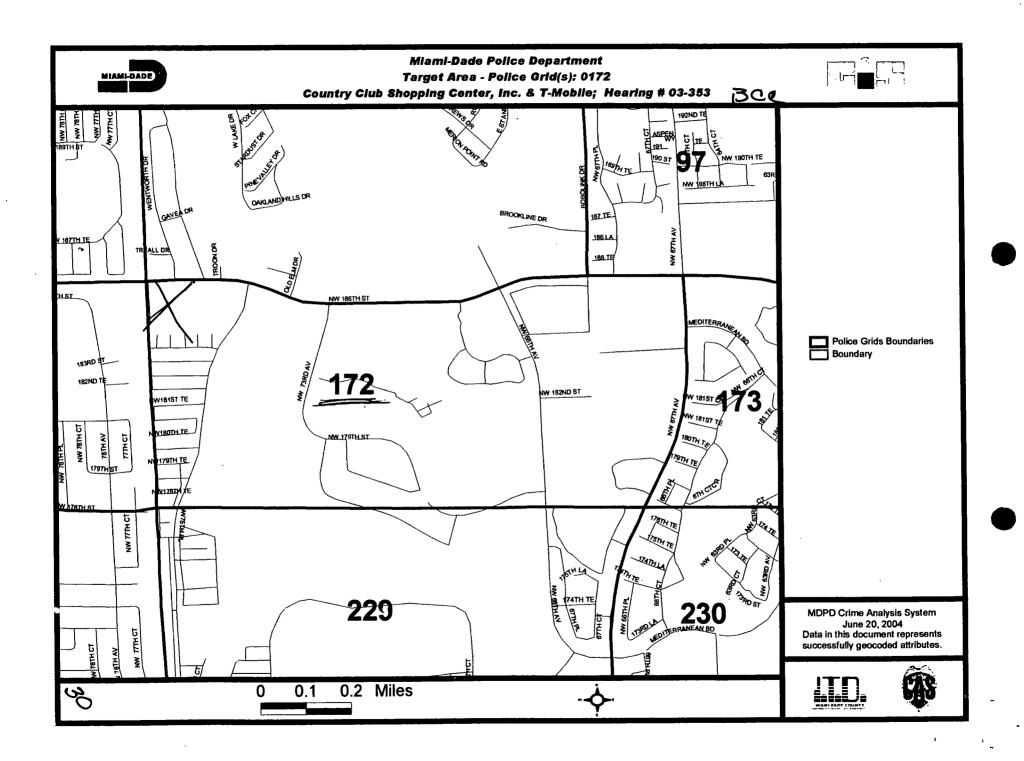
ENFORCEMENT HISTORY

COUNTRY CLUB SHOPPING CENTER INC./T-MOBIL	7600 NW 186 STREET, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
07/29/04	
	HEARING NUMBER 03-353
DATE	03-333

CURRENT ENFORCEMENT HISTORY:

<u>03/30/04-</u> FIELD INSPECTION REVEALED AN ALUMINUM ROOF STRUCTURE ATTACHED TO THE WEST SIDE OF THE PRINCIPAL BUILDING LOCATED AT 7882 NW 186 ST. THE BUSINESS WAS IDENTIFIED AS "COLOMBIA LINDA RESTAURANT". A REFERRAL WAS MADE TO THE MIAMI-DADE BUILDING DEPARTMENT IN ORDER TO ADDRESS THE FACT THERE IS NO RECORD OF A BUILDING PERMIT FOR THE SUBJECT STRUCTURE.

NO OTHER ENFORCEMENT HISTORY IS ON RECORD.





Miami-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 2002-01-10 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-10" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis		A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	м	0172	1	01/27/2002	0051803A		14	12:16:00	12:26:00	12:34:00	M3201
7600 NW 186 ST	М	0172	1	05/02/2002			15	12:56:00	12:56:00	12:56:00	M2501
7600 NW 186 ST	м	0172	1	06/24/2002	0347440A	l	34	16:13:00	16:18:00	16:18:00	M3104
7600 NW 186 ST	М	0172	1	06/24/2002		1	15	16:18:00	16:18:00	16:24:00	1
7600 NW 186 ST	M	0172	1	06/24/2002	1	1	15	16:23:00	16:23:00	16:23:00	M3104
7600 NW 186 ST	м	0172	1	07/10/2002	0378886A	ļ	25A	06:58:00	06:59:00	07:05:00	M2504
7600 NW 186 ST	м	0172	1	07/10/2002		ļ	15	07:00:00	07:00:00	07:05:00	
7600 NW 186 ST	м	0172	1	07/18/2002	0395478A		34	10:27:00	10:31:00	10:31:00	M6232
7600 NW 186 ST	М	0172	1	07/18/2002	0395543A	1	34	11:04:00	11:07:00	11:14:00	M7522
7600 NW 186 ST	М	0172	1	07/18/2002			15	10:29:00	10:29:00	10:29:00	M2103
7600 NW 186 ST	М	0172	1	07/18/2002		1	15	11:08:00	11:08:00	11:14:00	
7600 NW 186 ST	М	0000	10	08/27/2002	0475966A		34	16:25:00	16:48:00	16:48:00	
7600 NW 186 ST	м	0172	1	10/10/2002		1	13	09:52:00	09:52:00	09:52:00	M2104
7600 NW 186 ST	М	0172	1	10/24/2002	0589302A	İ	14	15:58:00	15:59:00	15:59:00	M3104
7600 NW 186 ST	M	0172	1	10/24/2002		1	15	16:00:00	16:00:00	16:00:00	M3104
7600 NW 186 ST	M	0172	1	12/23/2002	0704940A		26JO	15:32:00	15:48:00	15:58:00	M3105
7600 NW 186 ST/PK LOT	М	0172	1	10/04/2002		1	13	16:51:00	16:55:00	17:03:00	M3105
:7600 NW 186 ST 60439 13:17	M	0173	2	05/02/2002	0240173A		27	12:56:00	12:56:00	12:56:00	M2502





Miami-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "B", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis		A O P	Complaint Date	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	м	0172	1	03/17/2003	0144482B		14	18:26:59	18:34:02	18:34:02	M3109
7600 NW 186 ST	м	0172	1	03/17/2003			15	18:34:06	18:34:06	18:34:06	M3109
7600 NW 186 ST	м	0172	1	04/07/2003	0184814B	•	14	17:11:41	17:11:48	17:14:48	M3105
7600 NW 186 ST	м	0172	1	04/07/2003	0184856B	1	14	17:27:37	17:30:17	17:30:17	M3108
7600 NW 186 ST	м	0172	1	04/07/2003			15	17:30:22	17:30:22	17:30:22	M3108
7600 NW 186 ST	м	0172	1	10/02/2003	0528860B		14	15:50:46	16:05:43	16:07:43	M3102
7600 NW 186 ST	М	0172	1	10/02/2003			15	16:05:47	16:05:47	16:11:00	
7600 NW 186 ST	м	0172	1	10/21/2003	0565553B	1	25A	19:53:27	20:30:16	20:33:16	M3205
7600 NW 186 ST	м	0172	1	10/21/2003			15	20:33:40	20:33:40	20:36:40	M3203
7600 NW 186 ST	Ιм	0172	1	10/26/2003	0574990B		17	19:44:49	19:46:11	19:52:28	M3101
7600 NW 186 ST	м	0172	1	10/26/2003		2	15	19:46:41	19:46:41	19:52:32	
7600 NW 186 ST	М	0172	1	11/14/2003	0610561B	1	14	13:19:49	13:38:42	13:38:42	M2303
7600 NW 186 ST	м	0172	1	11/14/2003			15	13:38:48	13:38:48	13:38:48	M2303
7600 NW 186 ST	м	0172	1	12/01/2003	0640446B		14	09:31:59	09:49:55	09:49:55	M2105
7600 NW 186 ST	м	0172	1	12/23/2003	0684310B	i	32	19:21:55	19:41:27	19:51:00	M3302
7600 NW 186 ST/PIZZA HUT	м	0172	1	06/05/2003			15	23:56:32	23:56:32	00:04:55	M1502
7600 NW 186 ST/UNIT A	м'	0172	1	02/27/2003	0108535B	2	34	15:58:50	15:59:25	16:02:38	M3103
7600 NW 186 ST/UNIT A	м	0172	1	02/27/2003	0108604B	l	39	16:32:26	16:32:26	16:32:26	M3103
7600 NW 186 ST/UNIT A	М	0172	1	02/27/2003		2	15	16:00:03	16:00:03	16:03:29	
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003	0561016B		25A	12:11:00	12:24:22	12:24:22	M2205
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003		1	15	12:24:29	12:24:29	12:24:29	M2202
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003			15	12:26:27	12:26:27	12:26:27	M2205
7600 NW 186 ST/VIA M2501	М	0172	1	07/09/2003	0366767B		54	10:43:54	10:43:54	10:43:54	M2507





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "31", "32", "32", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "38", "38", "38", "38", "38", "38", "38", "38", "38", "38", "38", "38", "38", "

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNM	1230
}	14	CONDUCT INVESTIGATION	1100
	15	MEET AN OFFICER	3400
	16	D.U.I.	12
	17	TRAFFIC ACCIDENT	324
	18	HIT AND RUN	88
	19	TRAFFIC STOP	667
	20	TRAFFIC DETAIL	65
	21	LOST OR STOLEN TAG	78
	22	AUTO THEFT	179
	25	BURGLAR ALARM RINGING	917
	26	BURGLARY	326
	27	LARCENY	184
	28	VANDALISM	86
	29	ROBBERY	24
	32	ASSAULT	297
	33	SEX OFFENSE	21
	34	DISTURBANCE	945
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	33
	38	SUSPICIOUS PERSON	73
	39	PRISONER	80
	41	SICK OR INJURED PERSON	66



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehous

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Gnd in ("U172")) and (Dis.Snd in ("U172")) and (Dis.Sn

Grid	Signal Code	Signal Description	Total
0172	43	BAKER ACT	22
	44	ATTEMPTED SUICIDE	10
	45	DEAD ON ARRIVAL	7
	. 47	BOMB OR EXPLOSIVE ALERT	5
	48	EXPLOSION	3
	49	FIRE	36
	52	NARCOTICS INVESTIGATION	58
	53	ABDUCTION	2
	54	FRAUD	72
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172 :

10477

Total Reported: 7147

Total Not Reported: 3330

Total for All Grids: 10477

Date: 06-20-2004 Page 2

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Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0172")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "18", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "38", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "38",

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNM	814
	14	CONDUCT INVESTIGATION	1194
	15	MEET AN OFFICER	3329
	16	D.U.I.	9
	17	TRAFFIC ACCIDENT	322
	18	HIT AND RUN	73
	19	TRAFFIC STOP	611
	20	TRAFFIC DETAIL	49
	21	LOST OR STOLEN TAG	83
	22	AUTO THEFT	178
	25	BURGLAR ALARM RINGING	522
	26	BURGLARY	285
	27	LARCENY	141
	28	VANDALISM	71
	29	ROBBERY	26
	30	SHOOTING	2
	32	ASSAULT	278
	33	SEX OFFENSE	21
	34	DISTURBANCE	866
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	45
	38	SUSPICIOUS PERSON	78
	39	PRISONER	75



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehous

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in (13 - 148" - 48" - 59" - 51") and (Dis.Signal Code in (13 - 148" - 48" - 48" - 59" - 51") and (Dis.Signal Code in (13 - 148" - 48"

Grid	Signal Code	Signal Description	Total
0172	41	SICK OR INJURED PERSON	125
	43	BAKER ACT	30
	44	ATTEMPTED SUICIDE	12
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	3
	48	EXPLOSION	1
	49	FIRE	41
	52	NARCOTICS INVESTIGATION	70
	53	ABDUCTION	2
	54	FRAUD	80
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172 :

9509

Total Reported: 6571

Total Not Reported: 2938

Total for All Grids: 9509



MIAMI-DADE POLICE DEPARTMEN Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0172

Part I Crimes	Total Crimes
Grid 0172	
110A - RAPE	1
110B - SODOMY	1
110C - FONDLING	2
1200 - ROBBERY	17
130A - AGGRAVATED ASSAULT	53
130D - AGGRAVATED STALKING	1
2200 - BURGLARY	104
230A - POCKET PICKING	1
230C - SHOPLIFTING	34
230F - SHOPLIFTING FROM A MOTOR VEHICLE	152
230G - SHOPLIFTING ALL OTHERS	134
2400 - MOTOR VEHICLE THEFT	112
Gr	id 0172 TOTAL 612
Total Part I :	612



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0172

PART II Crimes	Total Crimes	
Grid 0172		
1000 - KIDNAPPING - ABDUCTION	2	
2000 - ARSON	3	
130B - SIMPLE ASSAULT	80	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	30	
350B - ILLEGAL DRUG EQUIPMENT	2	
260A - FRAUD CON/SWINDLE/FALSE PRET.	19	
260B - FRAUD CREDIT CARD/ATM	15	
260D - IMPERSONATION	29	
260F - WIRE FRAUD	1	
G	rid 0172 TOTAL 181	
Total PART II:	181	

Grand Total: 793

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '230A', '230B', '230C', '230B', '230B', '230G', '2400', '090C', '130B', '130B', '350B', '5100', '2700', '260B', '



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

Part I Crimes	Total Crimes	
Grid 0172		
090A - MURDER - NONNEG MANSLAUGHTER	1	
110A - RAPE	2	
110B - SODOMY	1	
110C - FONDLING	5	
1200 - ROBBERY	22	
130A - AGGRAVATED ASSAULT	47	
2200 - BURGLARY	82	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	39	
230E - SHOPLIFTING FROM A COIN MACHINE	1	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	120	
230G - SHOPLIFTING ALL OTHERS	117	
2400 - MOTOR VEHICLE THEFT	99	
Gi	id 0172 TOTAL 537	
Total Part I :	537	



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids

From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Grid(s): 0172

PART II Crimes	Total Crimes	
Grid 0172		
1000 - KIDNAPPING - ABDUCTION	1	
2000 - ARSON	2	
130B - SIMPLE ASSAULT	103	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	53	
260A - FRAUD CON/SWINDLE/FALSE PRET.	26	
260B - FRAUD CREDIT CARD/ATM	8	
260D - IMPERSONATION	28	
Grid 0172 TOTAL	221	
Total PART II :	221	

Grand Total:

758

Crime Information Warehouse

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110B', '110C', '130A', '130D', '230A', '230B', '230C', '230D', '230E', '230G', '2400', '090C', '130B', '130E', 350A', '350B', '5100', '2700', '260B', '260B', '260B', '260B', '260B', '1000', '2000') and (Ol.Reporting Agency Code = substring ("030", 1, 3)) and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("0172")



DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

	Percentage of Stock
NAME AND ADDRESS Public Ly TRAPED	Percentage of Stock
Publichy TRADED	
If a TRUST or ESTATE owns or leases the subject property, list the interest held by each. [Note: Where beneficiaries are other than natura be made to identify the natural persons having the ultimate ownership in TRUST/ESTATE NAME:	al persons, further disclosure sha
TRUST/ESTATE NAME	
NAME AND ADDRESS	Percentage of Interest
	· · · · · · · · · · · · · · · · · · ·
If a PARTNERSHIP owns or leases the subject property, list the principartners. [Note: Where partner(s) consist of other partnership(s), it contities, further disclosure shall be made to identify the natural personant persona	corporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership
11/11/11/11/11/11/11/11/11/11/11/11/11/	

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: COUNTRY CLUB SHOPPING CENTER, INC	
NAME AND ADDRESS	Percentage of Stock
FELIPE A VALLS - 3663 SW 8TY ST, PH - MIAMI FL 33135	47.5%
ENZO DIMISE - 3663 SU 8-4 ST, PH - NIAMI FL 33135	47.5%
CARLOS TORRES DE NAVARRA - 3663 SU 874 ST, P4 HIAM, FL 33135	5%
If a TRUST or ESTATE owns or leases the subject property, list the trust be interest held by each. [Note: Where beneficiaries are other than natural perso be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME:	ns, further disclosure shall
TRUST/ESTATE NAME.	
NAME AND ADDRESS	Percentage of Interest
· .	
If a PARTNERSHIP owns or leases the subject property, list the principals incorpartners. [Note: Where partner(s) consist of other partnership(s), { corporal entities, further disclosure shall be made to identify the natural persons having interests].	tion(s), trust(s) or similar
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership
	42

including principal officers, stockholders, ben	neficiaries or partners. [Note: Where principal officers, st of other corporations, trusts, partnerships or similar ntify natural persons having ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
Date of contract:	
corporation, partnership or trust:	volve additional parties, list all individuals or officers, if a
•	
NOTICE: For changes of ownership or change but prior to the date of final public he	es in purchase contracts after the date of the application, earing, a supplemental disclosure of interest is required.
The above is a full disclosure of all parties of interes	t in this application to the best of my knowledge and belief.
Signature: Caulo toxu Ol Dal	M, V. P.
_	(Applicant)
Sworn to and subscribed before me this 2954 day	y of October, 2003. Affiant is personally known to
me or has produced	as identification.
(Notary Public) My commission expiresAug 19, 2003	OFFICIAL NOTARY SEAL EDUARDO S HERBUT COMMISSION NUMBER DD140647 MY COMMISSION EXPIRES
*Disclosure shall not be required of: 1) any ent	ity, the equity interests in which are regularly traded on an

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list including principal officers, stockholders, beneficiaries or partners. [Note: Where stockholders, beneficiaries or partners consist of other corporations, trusts, part entities, further disclosure shall be made to identify natural persons having ultimate or	tnerships or similar
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable) Per	centage of Interest
If any contingency clause or contract terms involve additional parties, list all individual corporation, partnership or trust:	
NOTICE: For changes of ownership or changes in purchase contracts after the date but prior to the date of final public hearing, a supplemental disclosure of in	e of the application, nterest is required.
The above is a full dischasure of all parties of interest in this application to the best of my know	wledge and belief.
Signature: (Applicant)	
Sworm to and subscribed belong the time Inc.	personally known to
ARMANDO FERNANDEZ (Notary Public) My Commission expires Sept 4, 2006 Commission # DD147769 Bonded By National Notary Assn.	

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

ABBREVIATIONS NOT IN CONTRACT NOT TO SCALE ADDROX APPROXIMATE ON CENTER C.ABINET CAR OPPOSITE CEILING CLO SQUARE FOOT COMPETE CONC. **Se**ET CONTINUOUS CONT . 51411 48 CONSTRUCTION JOINT STAINLESS STEEL CHANGE 150 SIFFI DRAMING TOP OF CONCRETE EQUIPMENT GROUND BAR FA/H 770V A1 ELECTRICAL FI PC ELEVATION VERIET IN FIELD UNLESS OTHERMISE NOTED FOIAL HELDED HIRE FABRIC FOM & VISTING FET FXTFRVOR BASE TRANSMISSION STATION ANKE PCS PERSONAL GAL VAM ZED CONTUNICATIONS SENERAL CONTRACTOR SECUVES ANTENNA MARK NO LONG LON NOISE AMPLIFIES CENTERLINE MAXIMM MECHANICAL HECH MANUFACTURER

SYMBOLS AND MATERIALS

AU)

MASTER ARRING BAR

4	NEM ANTENNA	over the property of	GROUT ON PLASTER
•	EXISTING ANTENNAS		(EJBRICK
111	ASPIALT		(EJHASONRY
	CONCRETE		CONCRETE
8	ELECTRIC BOX	020202020	EARTH
*	LIGHT POLE	(1#11#N#N#N#1	ENRIN
0	FND HONLHENT	X88888	GRAVEL
•	SPOT ELEVATION	minumum.	FLYMOOD
Δ_	SET POINT		SAND
	REVISION	\boxtimes	MOOD CONT.
O-	GRID REFERENCE		MOOD BLOCKING
\	DETAILS	QTITICITY OF	STEEL
L	SECTIONS		CENTER LINE
l	COARIAL CABLE		PROPERTY LINE
l		5 5	STEPPED FOOTING
			MATCH LINE
	GROUND HIRE	. •	MORK POINT

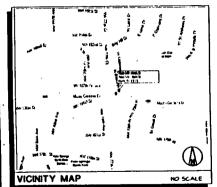
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COUNTRY CLUB SHOPPING CENTER

7630 NW 186TH ST. MIAMI, FL 33015

MD1049.A

PROPOSED 100'-0" FLAGPOLE ON RAWLAND



DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM 1-545.
TAKE EAST 1-549 SOUTH ON 15TH EAST ON MIAMI GARDENS (NM 106 STREET) FOLLOW TO SITE. CONTACT PERSON: ALMA WEINTRAUD CONTACT PIC VE NO. (305) 550-6444 FOLIO • . 302()(100)0052 LRISDICTION: DADE COUNTY

SITE CONTACTS

NOTE: CONTRACTOR SULL NOTIFY OWNER FOR ACCESS TO SITE, KEEP GATES LOCKED AT ALL TIMES

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE DOS SITE AND SHALL NAME SHAP CONTRACT OF THE PROPERTY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE MORK OR BE RESPONSIBLE FOR SAME.

LEGAL DESCRIPTION PARENT TRACT II 52 40 3 564 AC 111 548 OF PB 2-17 PARCEL III1 AKA PDRT OF TRS 51 4 32 DESC 965 NE COR OF TR A PB 126-13TH 5256 35FT E462 34FT 542 56FE E176 54FT 56-LT AD

NTERNECEIVE
APR 14 2004 APR 14 2004 ZONING THE ARTHUS SECTION BY MIAMI DADE PLANINGS AND ZONING DEPT
E

SHT DESCRIPTION

SHEET INDEX

APPROVED FOR CONSTRUCTION

SIE ACOUNTO

REV NO

3M-L

W-T COMMUNICATION DESIGN GROUP, LLC

36 EAST SCALLT CHINE SCHAMBURG, ALMOS 60183 PM (847) 805-3640 FAX (847) 805-9965 sees official family com-

T··Mobile·

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

		•
3	01-09-04	FOICE CHANCES
2	11-3-03	ZONING CHANGES
7	6-26-03	POR CONSTRUCTION
0	6-19-03	FOR CLIDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7460 NW 18. TH ST. MIAMI FL 33018 DADE COUNTY

SCOTE N. IRPHANN FLORIDA LICENSE & 55900	
38 EAST SCULLY DRIVE SCHAUMBURG, BLINGS 80193	

30-4	N.	 	
Dall		 (mark 2	92/29/93
	_	 _	

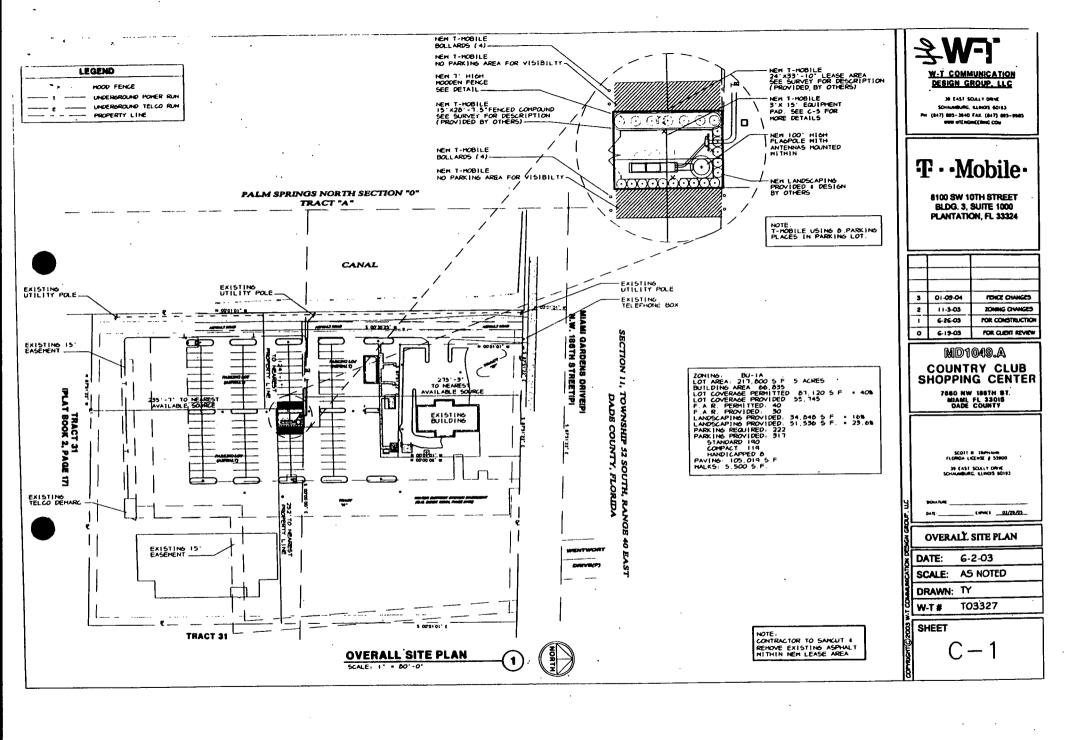
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SCALE: AS NOTED

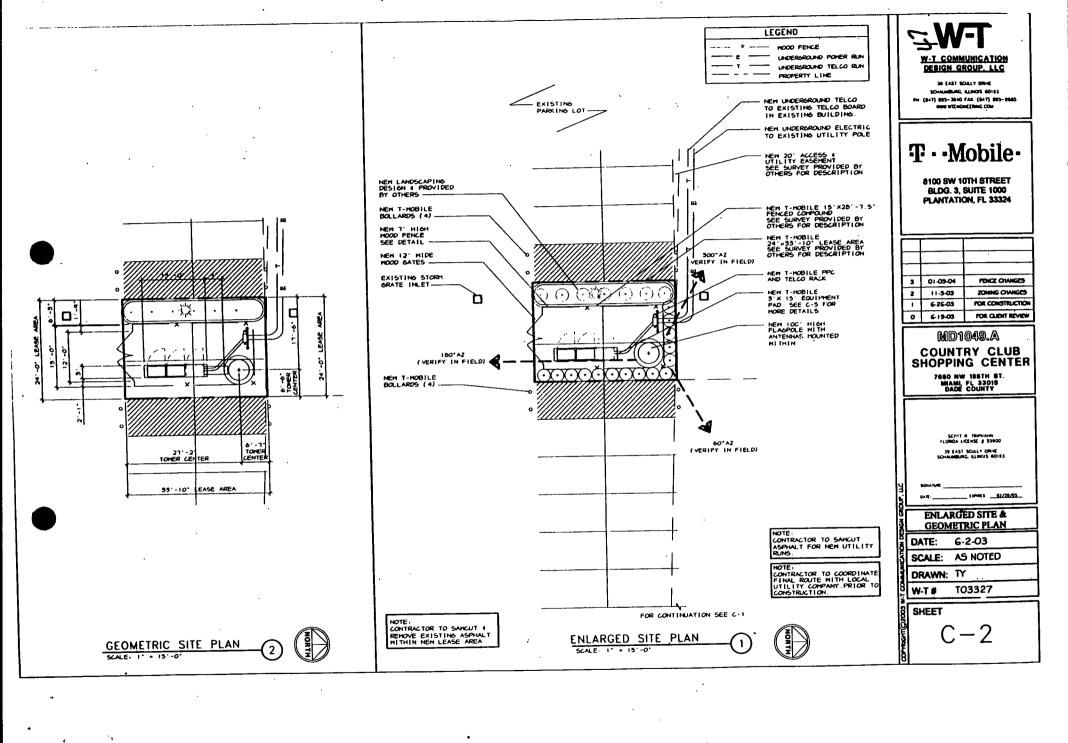
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T-1

8	т.		-1
ı	T-1	TITLE SHEET	.]
į	C-1	OVERALL SITE PLAN	1
	C-2	ENLARGED SITE & GEOMETRIC PL'AN	1
	C-3	ELEVATION	1
	C-4	FOWER & TELCO SUPPORT PANEL DETAILS	
	c-5	BIS PAD DETAILS	1
	C-6	FENCE DETAILS	1
	E-1	POWER LAYOUT & ELECTRICAL DETAILS	1
	€-2	DETAILS	4
	E-3	UTILITY FRAME (FOR REFERENCE ONLY)	1
	E-4	NOTES AND LEGEND	╛
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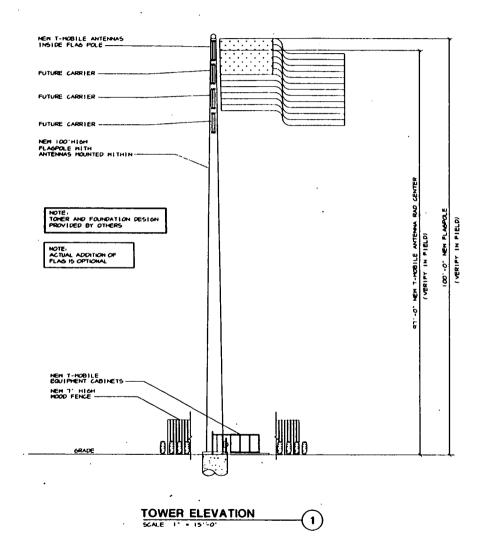


EN T-HOBILE BUIPMENT CABINETS -

ENLARGED ELEVATION

SCALE: 1" - 20'-0"

NOTE.
SECTION FRAME MOUNT AND ANTENNAS ARE DESIGNED TO MEET
LOCAL BUILDING CODES, AND ANSI/ETA/TTA-222-F STRUCTURAL
STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES. THE
DESIGN HIND SFEED IS 130 MPH HITH 3 SECOND HIND GUST.



M-1 ≈ 2

W-T COMMUNICATION DESIGN GROUP, LLC

36 EAST SCIALLY DRIVE SCHALMBLING, ALMOYS 60193 Pri (847) 895-3640 FAX (847) 895-9985 WWW WIENGMEERING COM

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8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3	01-09-04	FENCE CHANGES
2	11-3-03	ZONING CHANGES
ı	6-26-03	FOR CONSTRUCTION
0	G-19-03	FOR CLIENT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTT # TRIPHANN
FLORIDA LICENSE # 55900
39 FAST SCULLY DRIVE

SONATURE

ELEVATION

DATE: 6-2-03

SCALE: AS NOTED

DRAWN: TY

W-T# T03327

SHEET

C-3

Z

W-T

W-T COMMUNICATION DESIGN GROUP, LLC

38 (45) SCALT (MIN) SCHMINBERG BLPANS 60183 Pri (817) 895-3840 FAII (817) 885-8983 MIN BENGACTERS COM

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COAR CABLE HITH ANDRON STAIRS 555 GIBBL CLAMIN MANOUNS FULCION IS

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8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3 01-09-04 FISICE CHARGES
8 11-9-03 ZORRES PHARCES
1 6-26-03 FOR CONSTRUCTION
0 6-19-03 FOR CURST RESERVE

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MAM, PL 32018 DADE COUNTY

SCOTT R. MINIMUM FLORIDA LICENSE & MASS 20 EAST SCALV COME

90uML

POWER & TELCO
SUPPORT PANEL DETAILS

DATE: 6-2-03

SCALE: AS NOTED

DRAWN: TY

W-T# T03327

SHEET

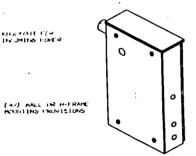
C-4

PAD LOCKAR E 1/4
TURN LATORS
(YTP OF 2)

6' EXTELDER FOR
PAD HOUNTING
(OPTIONAL)

POWER & TELCO ISOMETRIC FRONT VIEW

NON PAD LICCING 174 TURN LATORS (17P . OF 3)



POWER & TELCO ISOMETRIC BACK VIEW

THE PROPERTY OF A CONTROL OF A

A. 1 1060 664

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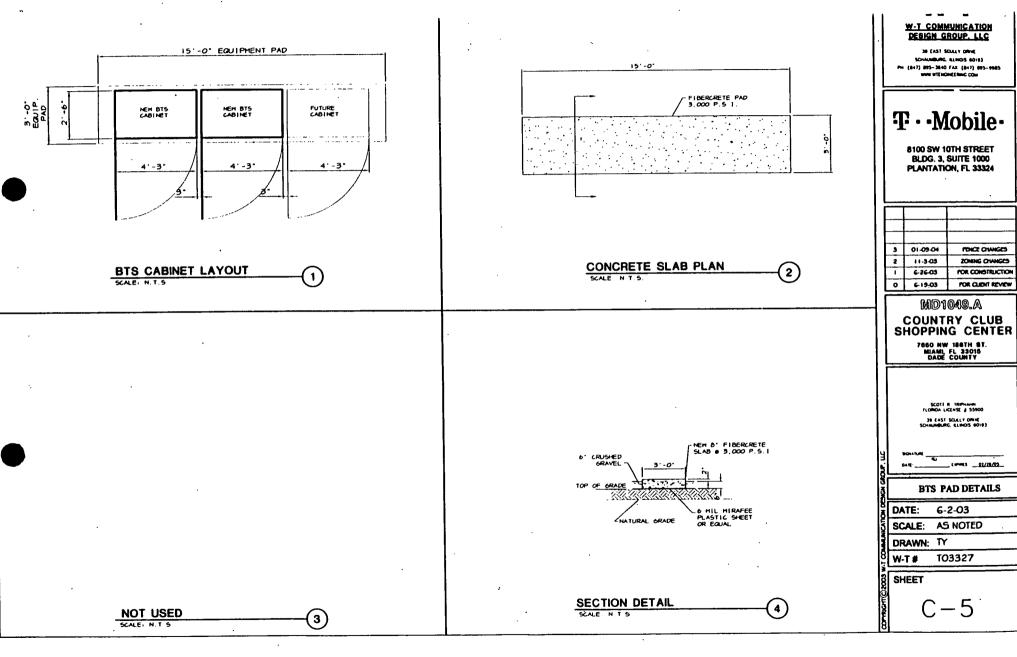
Harris Brown

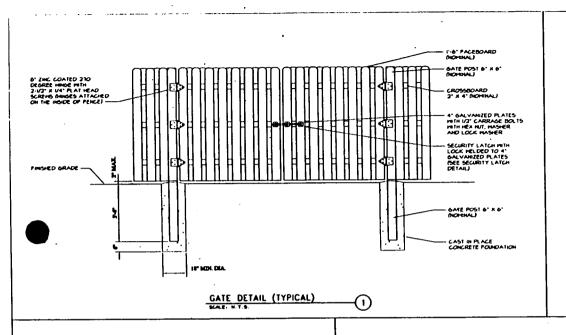
ICE BRIDGE DETAIL

(3)

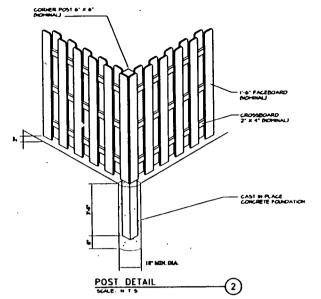
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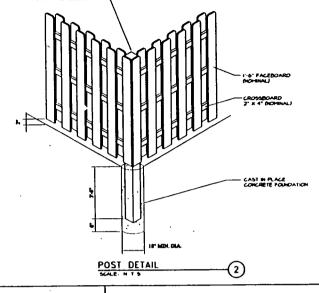


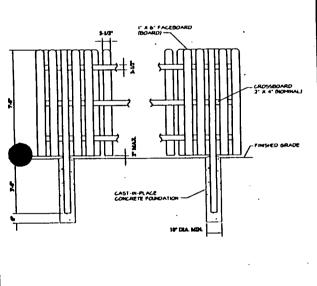




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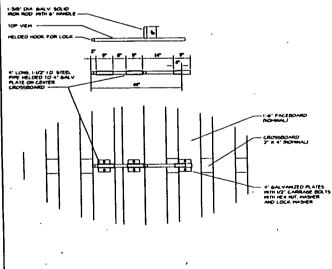






FENCE DETAIL (TYPICAL)

SCALE: N.T.S.



FENCE LOCK (TYPICAL)

SCALE: N.T.S.

FENCE NOTES:

- FENCING MATERIALS SHALL BE OF PRESSURE TREATED PINE, GRADE "A" MATERIAL, ON O
- POUBLE SMING GATE SHALL BE PROVIDED MITH TUBULAR PLUNGER BAR, I LOCK KEEPER, I LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, I CATCH FOR PLUNGER BAR, AND 2 GATE 510PS LOCATED AS DIRECTED BY THE ENSINEER.
- 3 HINGES, PLUNGER BAR, LOCK KEEPER, LATCH FORKS, AND OTHER NECESSARY FENCE FITTINGS SHALL BE OF GALVANIZED STEEL
- 4 POSTS SHALL BE SPACED EQUIDISTANT BUT NOT MORE THAN 8"
- 5 SUBMIT LOCK TYPE TO SPRINT PCS FOR APPROVAL.
- 6 INTERIOR OF FENCE TO BE UNFINISHED AND EXTERIOR OF FENCE TO BE FINISHED



30 EAST SCHOOL TORNE SOUMARURG ALBOYS BOTES PH (847) 893-3640 FAE (847) 893-9983 WWW WIE HOMEERING COM

T··Mobile·

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

		<u> </u>
3	01-09-04	FOICE CHANGES
2	11-3-03	ZONING CHANGES
	E-2E-03	FOR CONSTRUCTION
•	6-19-03	FOR CLIENT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTER IREMAIN 39 EAST SCULLY DRIVE SCHAUMBURG, RLINGS 60193

WOOD FENCE DETAILS

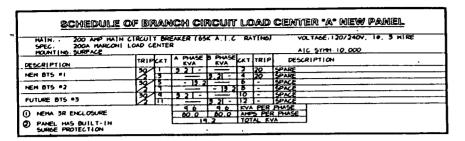
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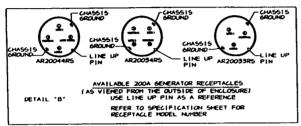
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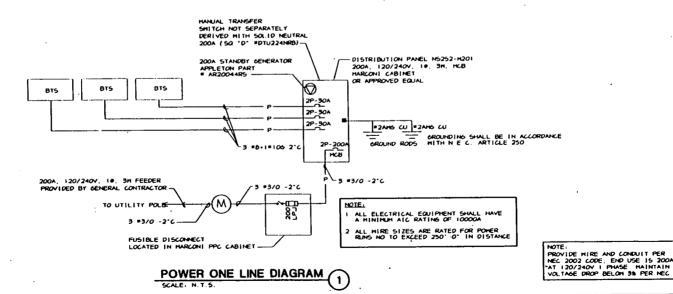
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PANEL SCHEDULE W/LOAD CALCULATIONS



NOTE: HIRES SHALL BE #3/0 LUGS ARE NUMBERED INSIDE



SUPPRESSOR BUSS 200AHP GENERATOR INLET 4 JPPRE550R MODULES 12 POS LOAD CENTER 65K A I C RATED MAIN BREAKERS MITH SLIDE BAR INTERLOCK PECEPTACLE . IS POS GROUND BAR 5/8" PLYNOOD

DESIGN GROUP, LLC

30 EAST SCIELT DRIVE SCHALMBURG, BLINOS GOISS PH (847) 895-3840 FAX (847) 895-9985 AMERICAL STATE COM

T··Mobile·

8100 SW 10TH STREET **BLDG. 3. SUITE 1000** PLANTATION, FL 33324

3	01-09-04	FENCE CHANGES
2	11-3-03	ZONNIG CHANGES
•	6-26-03	POR CONSTRUCTION
0	6-19-03	FOR CLIDIT REVIEW

MD1049.A **COUNTRY CLUB** SHOPPING CENTER

7860 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTT R TRIPHAMN FLORIDA LICENSE & 55900 39 EAST SCULLY DRIVE SCHAUMBURG, RUNGS 60193

C=PRCS __02/29/03__

DETAILS

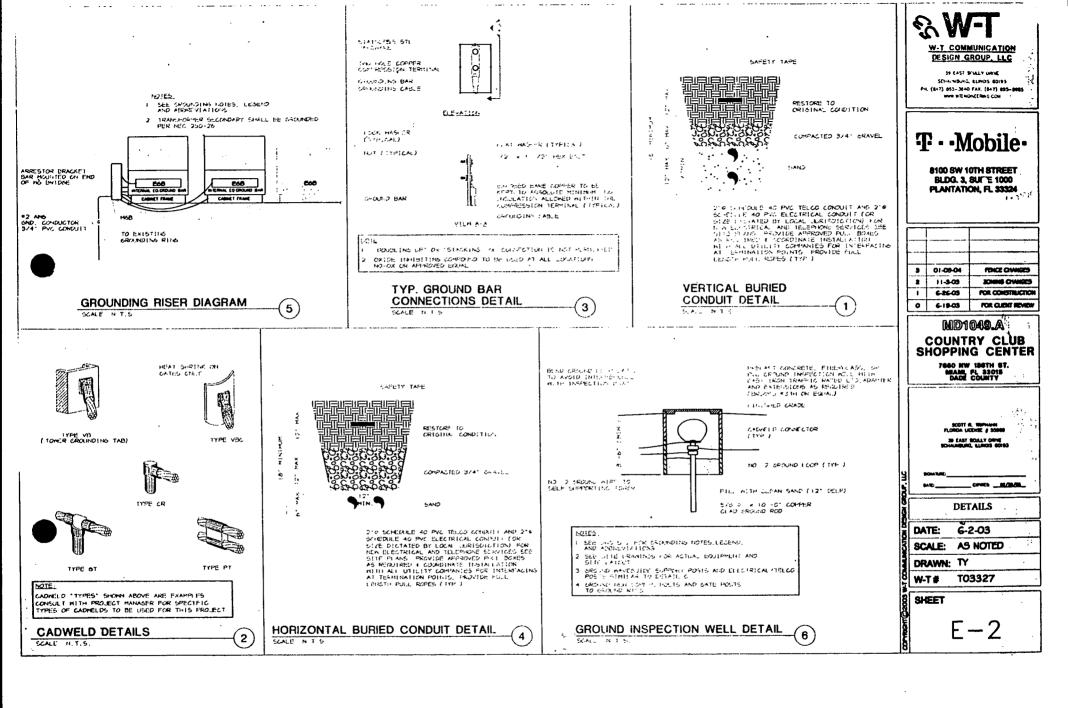
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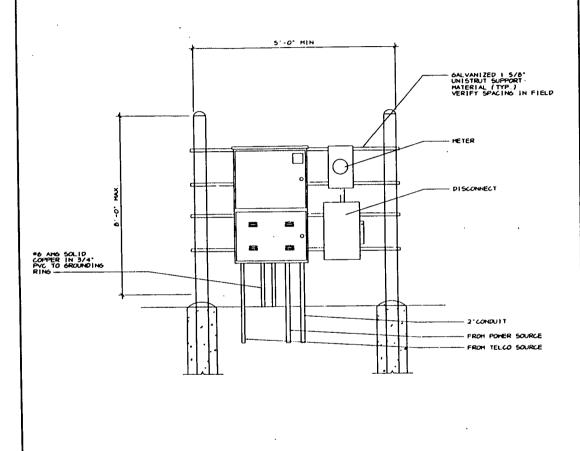
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おW-T

W-T COMMUNICATION DESIGN GROUP, LLC

30 EAST SCILLY ORING SCHAMBURG, BLONDS 60193 PH (847) 895-3640 FAX (847) 895-8983 WHEN WITHCONCERNIC COM

T·-Mobile-

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

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H	3	01-09-04	FENCE CHANGES
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	-	6-26-03	FOR CONSTRUCTION
	0	6-19-03	FOR CLEDIT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI FL 33016 DADE COUNTY

SCOIT R TRIPHAMN FLORDA LICENSE & 55900 39 EAST SCALT ORNE SCHALMBURG, ELINOS 60183

UTILITY FRAME

(FOR REFERENCE ONLY)

DATE: 6-2-03

SCALE: AS NOTED

DRAWN: TY

W-T# T03327

SHEET

E-3

NOT USED

UTILITY FRAME (FOR REFERENCE ONLY)

ELECTRICAL NUIES:

A - GENERAL

- AL ELECTRICAL MORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ACCEPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES
- A2 GROUNDING SHALL COMPLY MITH ARTICLE 250 OF THE NATIONAL PLECTRIC CODE
- AS. ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED.
- ALL POWER HIRING SHALL BE STRANDED COPPER, TYPE THEN, AND NO DEGREES C RATED
- AS GROUNDING ELECTROPE CONDUCTORS SHALL BE BARE. TIN COATED AND EQUIPMENT GROUND CONDUCTORS SHALL BE, SOLID BARE OR GREED STRANDED INSULATED.
- A6. ALL POWER MIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, EMT. OR FLEXIBLE LIQUIDIIGHT CONDUIT AS INDICATED
- A1 CONTRACTOR SHALL OBTAIN ALL PERHITS, PAY PERHIT FEES, AND SCHEDULE INSPECTIONS.
- AB. CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND HETER SOCKET TYPE HITH LOCAL POWER COMPANY.
- AS. CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING HITH TELEPHONE COMPANY.
- ALO PROVIDE ALL LABOR AND HATERIAL DESCRIBED ON THIS DRAWING.
 AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS
 PROJECT AS FULLY OPERATIONAL.
- ALL. WHERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE MIRES AND CONDUIT ACCORDINGLY.
- 12 NERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE, TRANSFORMER SECONDARY SHALL BE GROWNDED PER N E.C., ARTICLE 250-26.
- AIS. REFER TO DNG 4A FOR TYPICAL ELEVATIONS FOR CO-LOCATES AND LAND BUILDS

B - POWER CABLE AND SERVICE

- B) CONTRACTOR SHALL PROVIDE CONDUIT AND HIRING TO BIS AND VERIFY EXACT COMPUTE ROUTING NACEHAY SYSTEM HATERIALS AND REVICES FURNISHED SHALL BE IN ACCORDANCE HITH APPLICABLE STANDARDS OF ANSI. NEWA. AND UL. RACEHAY SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE HITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- 82. A COIL OF HIRE SHALL EXTEND A MINIMUM OF 10 FEET FROM CONDUIT TO PERHIT TERMINATION BY OTHERS.
- B3. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH MALLS, FLOORS AND ROOFS TO PREVENT HOISTURE PENETRATION OR VERHIN INFESTATION
- 84. COMPUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOFTOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT.
- ALL VERTICAL RUNS OF POWER CABLE EXCEEDING BO FEET IN LENGTH SHALL BE SUPPORTED (PER 1946 N E C. ATTICLE 300) USING KELLUMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM
- B6 HERE A SEPARATE ELECTRICAL SERVICE DROP 15 ADDED, CONTRACTOR SHALL INSTALL PROMANENT SERVICE DISCONNECT OR GROUPING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE AREAS SERVED BY EACH.
- B1. MERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SMALL APPLY:
 - A) CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEHAND PER ARTICLE 220-35(1) 1946 N.E.C. CONTRACTOR SHALL VERIFY IN-ETHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER ARTICLE 220-35(2) 1946 N.E.C.
 - B) EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
 - C) PREFERRED HEARS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
 - D) IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE IS NOT AVAILABLE. A BRANCH CIRCUIT HAY BE TAPPED FROM EXISTIMS FEEDER COMOUCTORS USING AN INSTALLED 2-POLE FUSED DISCONNECT AND HETER BASE PER ARTICLE 240-21(8) OF 1996 N.E.C. HITH THE FOOT (10) MAXIMUM TAP COMPOUTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOARCE OF SUPPLY.

C - RF (COAX) AND LOW VOLTAGE CABLE

ROUTED USING HANGER BLOX OR ACCEPTABLE EQUAL ROUTED AS FOLLOWS.

OR INVERE SIMPLE MECHANICAL PROTECTION IS REQUIRED: USE 12 x 3 COVERED MICROFLECT CABLE TRAY.

C) RUNNING ALONG OR ADJACENT TO BTS PLATFORM USE 12 X 3 OPEN OR COVERED ELECTRICAL LADDER TRAY

ELECTRICAL LEGEND:

SAFETY DISCONNECT SHITCH

MANUAL TRANSFER SHITCH

KILOHATT HOUR HETER

TRANSFORMER

____ CIRCUIT BREAKER

LIGHT FIXTURE

B LIGHT SMITCH

AC GENERATOR CONNECTOR

OF I OUPLEX RECEPTACLE

- P --- POHER MIRING

-- I --- TELCO HIRING

--- C --- GROUND MIRING

-{[_]}--- FUSE

ABBREVIATIONS

A AMPERE
ALC AMPS INTERRUPTING CURRENT
ALR AMPS INTERRUPTING RATING

C CONDUIT

(E) EXISTING

KHH KILOHATT HOUR

(N) NEM

P POLE

SM SOLID NEUTRAL

SH SHITCH

v vali

H HIRE

PHASE

T-Way

W-T COMMUNICATION DESIGN GROUP, LLC

30 (AST SCALLY DRIVE SCHAMBLING, ELIHOIS 60193 PH (947) 895-3840 FAE (847) 895-9985 WWW WTENGIS, JRING COM

T··Mobile-

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3	01-09-04	PERIOD CHANGES
2	11-3-03	ZONING-CHANGES
1	6-26-03	POR CONSTRUCTION
0	6-19-03	FOR CLIENT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

SCOTE RETRACTION
FLORIDA LICENSE & 55900
38 EAST SCOLLY DRIVE
SCHAUMBURG, REIHOLS 60193

25CMATUME (150ME) 02/28/03

NOTES & LEGEND

DATE: 6-2-03

SCALE: AS NOTED

DRAWN: TY

W-T# T03327

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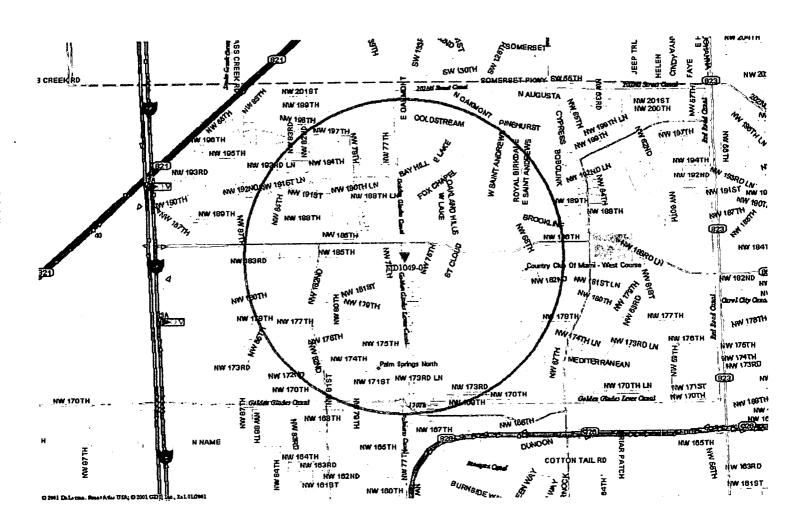
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NOTES AND LEGEND

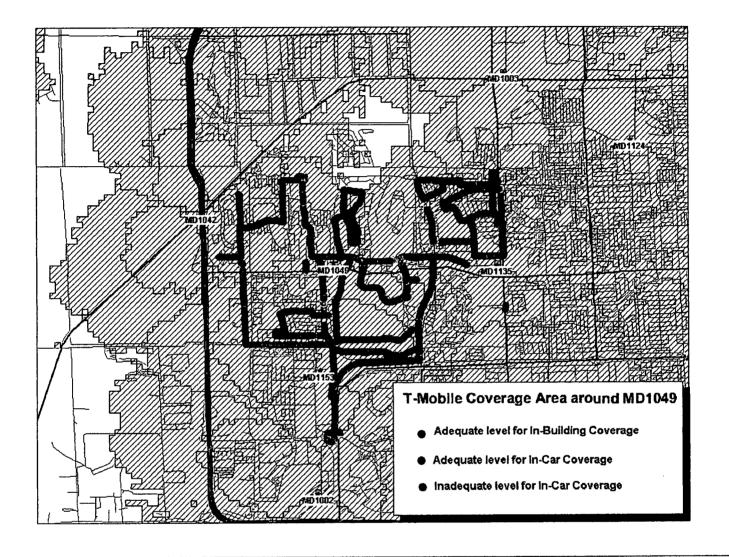
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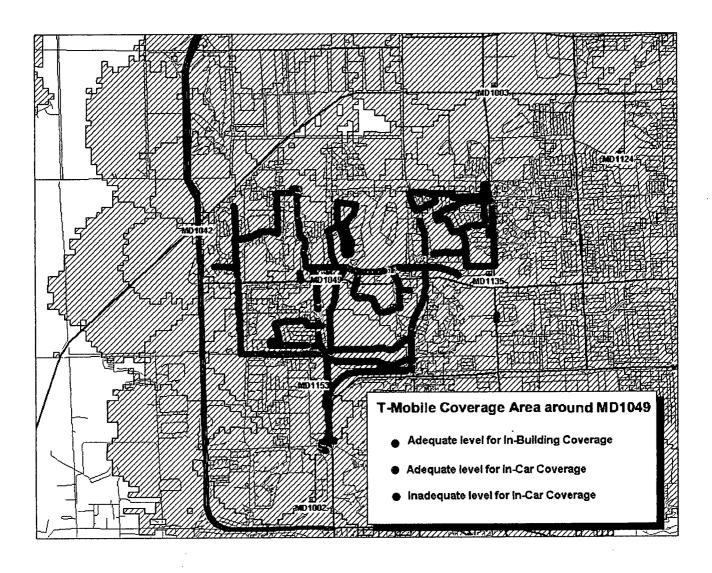
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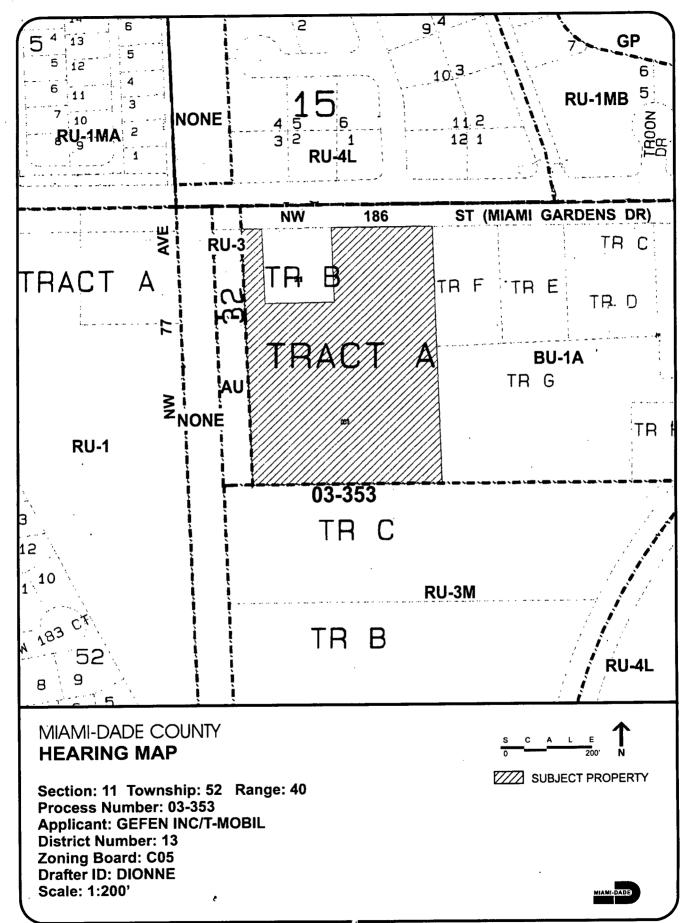


Coverage without MD1049



Coverage with MD1049





(MIAMI GARDENS) 186 NW

MIAMI-DADE COUNTY AERIAL

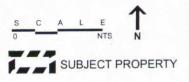
Section: 11 Township: 52 Range: 40

Process Number: 03-353

Applicant: GEFEN INC/T-MOBIL District Number: 13

District Number: 13 Zoning Board: C05 Drafter ID: DIONNE

Scale: NTS





2. COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL (Applicant)

04-4-CZ5-1 (03-353) **BCC/District 12** Hearing Date: 7/15/04

w/conds.

Approved

w/conds.

Approved

w/conds.

w/conds.

ZAB

BCC

Proper	ty Owner (if different	Country Club Snopping Ce	<u> </u>	
	e an option to purcha request? Yes □	ase □ / lease □ the property predicated No ☑	on the appr	oval of the
Disclos	ure of interest form a	ttached? Yes ☑ No □		
	. <u>Pr</u>	evious Zoning Hearings on the Property:		
<u>Year</u>	Applicant	Request	Board	Decision
1982	Dom, Inc.	Zone change from AU and RU-3 to BU-1A.	BCC	Approved

- Special exception to permit a bar with

- Special exception to the spacing req. from other liquor store establishments.

- To permit plant nursery and car wash.

- Modif. of condition of covenant.

an amusement center & billiard room

1991 Bethl Assm. of - Use variance to permit religious facility **BCC** Approved in BU-1A district. God, Inc. - Modif. of approved plans. - Modif of condition of covenant.

- Modif. of approved plans.

the BU-1A district.

in a BU-1A district.

1987

1990

Bear's

Entertainment

Hector Garcia &

Augustin Esposito

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD - AREA 5 MOTION SLIP

REPRESENTATIVE(S): Deborah M	iartori	ue			
HEARING NUMBER		HEARING DATE	RESC	OLUTIO	ON NUMBE
04-4-CZ5-1 (03-353)		April 22, 2004	· C	ZAB5-	-04
Annual with condit	ions				
DEPT. REC: Approval with condit	10115			٠.	
MOTION:					
	ION	ITEMS			
DEFER: INDEFINIT	ELY	TO: <u>May 20, 2004</u>		W/Lea	ve To Amer
DENY: WITH PR	EJUD	ICE WITHOUT PREJU	DICE		
ACCEPT PROFFERED COVI	ENAN	T ACCEPT REVISED I	PLANS		
APPROVE: PER REQU	JEST	PER DEPARTMENT		PER [).I.C.
☐ with sto). COI	NDITIONS			
			enorter	The ch	airman
•		e to the absence of the court re			
announced that the	hear	ing would be deferred to May 2	0, 2004	. There	e was no vo
taken by the Board	ļ				
TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Sharon FRANKLIN			
MR.		Juan A. GARCIA (C.A.)		!	
MR.		Archie E. MCKAY, JR.			
VICE-CHAIRMAN		Paul O'DELL	<u> </u>		X
MR.		Leonardo A. PEREZ			
		Roberto P. SERRANO			
MR.		Jorge I. BONSEÑOR			

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

APPLICANT: Country Club Shopping Center, Inc. & T-Mobile PH: Z03-353 (04-4-CZ5-1)

SECTION: 11-52-40 **DATE:** July 15, 2004

COMMISSION DISTRICT: 12 ITEM NO.: 2

A. INTRODUCTION

o REQUEST:

GEORGE M. BURGESS, THE COUNTY MANAGER OF MIAMI-DADE COUNTY, is respectfully appealing the decision of COMMUNITY ZONING APPEALS BOARD #5 on COUNTRY CLUB SHOPPING CENTER, INC. & T-MOBILE which denied the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUEST:

The County Manager of Miami-Dade County (the appellant) is appealing the decision of the Community Zoning Appeals Board-5 (CZAB-5) on this application. The Board denied without prejudice a request that would have allowed the construction of a wireless supported service facility (telecommunications tower) and ancillary equipment on the subject site.

o LOCATION:

7600 N.W. 186 Street, Miami-Dade County, Florida.

o SIZE: 4.5 Acres.

o IMPACT:

The approval of this application will provide a service to the patrons of the telecommunication companies that install their equipment on the site. However, the height of the tower would visually impact the area. No public services will be impacted.

B. ZONING HEARINGS HISTORY:

In 1982, the Board of County Commissioners rezoned the subject property from RU-3, Four Unit Apartment House District, and AU, Agricultural District, to BU-1A, Limited Business District. In 1987, the Zoning Appeals Board grated a use variance that permitted a package store to operate in the BU-1A zoning district. Also in 1987, the Zoning Appeals Board granted two special exceptions that permitted a bar to operate in conjunction with an amusement center and billiard room in the BU-1A zoning district and allowed same spaced closer to a church and another alcoholic beverage establishment than permitted. In 1990, the Board of County Commissioners allowed a car wash to operate on this site and allowed, on a temporary basis, a plant nursery to operate on this site. Modifications of previous resolutions were also granted that showed the aforementioned uses. In 1991, the Board of County Commissioners granted a use variance and modifications of previous resolutions that permitted a church to operate within the shopping center and allowed the submission of new plans that showed the aforementioned church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.
- 2. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motes, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity ease of access and availability of other public services and facilities.
- 3. Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas (Land Use Element, page 1-43).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center

Business and Office

Surrounding Properties:

NORTH: BU-1A & RU-4L; restaurant &

single family residences

Residential, 2.5 to 6 dua

SOUTH: RU-3M; townhouses

Residential, 5 to 13 dua

EAST: BU-1A

BU-1A; commercial & office

Business and Office

centers

WEST:

RU-3, AU & RU-1; fire station, vacant parcel, single family

homes, & parking area

Residential, 5 to 13 dua & Residential, 2.5 to 6 dua

The subject parcel is located on the south side of Miami Gardens Drive (NW 186 Street) and immediately east of NW 77 Avenue. The area where the subject property lies is characterized by single family and townhouse developments. On the north and south sides of Miami Gardens Drive, from NW 57 Avenue to NW 87 Avenue, there is a mixture of retail and multi-family uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Acceptable Location of Buildings: Acceptable Acceptable Compatibility: Landscape Treatment: Acceptable Open Space: Acceptable Buffering: **Acceptable** Acceptable Access: Parking Layout/Circulation: **Acceptable** Visibility/Visual Screening: **Acceptable**

Energy Considerations: N/A
Roof Installations: N/A
Service Areas: N/A
Signage: N/A
Urban Design: N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-314(B)(8). Direct Applications and Appeals to the County Commission.

The Board of County Commissioners shall hear any appeal filed by the County Manager from any action of the Community Zoning Boards where it is the opinion of the County Manager that a Community Zoning Appeals Board's resolution has either (a) an overall impact to the County or (B) is inconsistent with the Miami-Dade County Comprehensive Development Master Plan or (c) is incompatible with aviation activity or aviation safety.

Section 33-311(A)(18). Wireless Supported Facilities, including Antennas Support Structures.

This subsection provides for the establishment of criteria, after public hearing, to hear and grant applications to allow a Wireless Supported Service Facility, including Antenna Support Structures. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(a) Purpose. The purpose of this subsection is to create objective standards to regulate Wireless Supported Service Facilities, including Antenna Support Structures. Upon demonstration at public hearing that a zoning application for a Wireless Supported Service Facility, including Antenna Support Structures is in compliance with the standards herein and the underlying district regulations in section 33-36.2 [33-63.2] and does not contravene the enumerated public interest standards established herein, the Wireless Supported Service Facility, including any Antenna Support Structure, shall be approved.

1. General standards

- a. The approval of the Wireless Support Facility shall not cause the subject property to fail to comply with any portion of this code or the Comprehensive Development Master Plan.
- b. The proposed Antenna Support Structure and related equipment shall comply with the underlying zoning district standard lot coverage regulations.
- c. The proposed Antenna Support Structure shall not involve any outdoor lighting fixture that casts light on the adjoining parcel of land at an intensity greater than that permitted by Section 33-4.1 of this code, unless providing safety lighting as required by FCC or FAA regulations.
- d. A non-camouflaged Antenna Support Structure 100 feet in height or less, shall be setback from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership a distance equal to 110 percent of the height of the Antenna Support Structure. A non-camouflaged Antenna Support Structure exceeding 100 feet in height shall be setback a minimum of 200 feet from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership, unless the Antenna Support Structure itself, excluding any Antennas attached thereto for the purposes of wireless communication, is otherwise substantially visually obscured by an intervening structure or landscaping (i.e., wall, building, trees etc.) in which case setback shall be equal to a minimum of 110 percent of the height of the Antenna Support Structure. A survey, site plan or line of sight analysis illustrating this condition shall be provided by the applicant.

- e. The proposed Wireless Supported Service Facility shall provide adequate parking and loading and provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on abutting streets.
- f. The applicant's proposed Antenna Support Structure associated with the proposed Wireless Supported Service Facility shall be designed in such a manner that in the event of a structural failure, the failed portion of the Antenna Support Structure shall be totally contained within the parent tract.
- g. Proposed fences have the "unfinished" side, if any, directed inward toward the center of the leased parcel proposed for installation of the Antenna Support Structure and related equipment.
- h. Proposed fences will be constructed of durable materials and will not be comprised of chain link or other wire mesh, unless located in an AU or GU zoning districts.
- i. In the event a wall is used to screen the base of a non-camouflaged Antenna Support Structure or the equipment building structure, the wall shall be articulated to avoid the appearance of a "blank wall" when viewed from the adjoining property residentially zoned and developed under different ownership. In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - 1. Wall with landscaping. The wall shall be setback two and one-half (2 1/2) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:
 - a. Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - b. Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - c. Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
 - 2. Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

2. Health and safety standards

- a. The proposed Wireless Support Service Facility shall not block vehicular or pedestrian traffic on adjacent uses or properties.
- b. The proposed Wireless Supported Service Facility shall be accessible to permit entry onto the property by fire, police and emergency services
- c. The proposed Wireless Supported Service Facility shall comply with any applicable Miami-Dade County aviation requirements.
- d. Safe sight distance triangles are maintained pursuant to section 33-11 of this code.

3. Environmental standards

- a. The proposed Antenna Support Structure and related equipment shall not result in the destruction of trees that have a diameter at breast height (as defined in Section 18A-3.(J) of this code) of greater than 10 inches, unless the trees are among those listed in Section 24-60(4)(f) of this code.
- b. The proposed Wireless Supported Service Facility shall not be located in an officially designated natural forest community.
- c. The proposed Wireless Supported Service Facility shall not be located in an officially designated wildlife preserve.
- d. The applicant shall submit an environmental impact study prepared by a licensed environmental firm that the proposed Wireless Supported Service Facility will not affect endangered or threatened species or designated critical habitats as determined by the Endangered Species Act of 1974; and that the facility will not have a substantial deleterious impact on wildlife or protected plant species.
- e. The applicant shall submit a historical analysis prepared by a professional cultural specialist that the proposed Wireless Supported Service Facility shall not affect districts, sites, buildings, structures or objects of American history, architecture, archeology, engineering or culture, that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida historic preservation regulations.
- f. The proposed Wireless Supported Service Facility shall not be located on an Indian Religious site.

4. Necessity standards

a. The applicant shall establish that there are no available existing Wireless Supported Service Facilities or buildings within the prospective provider's

search area suitable for the installation of the provider's proposed Antennas due to one or more of the following circumstances:

- (i) existing Wireless Supporting Service Facilities or buildings within the search area have insufficient structural capacity to support the proposed antennas and related equipment; or
- (ii) existing Wireless Supported Service Facilities or buildings within the search area are not of sufficient height to resolve the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility or to cure the signal interference problem in that area; or
- (iii) the proposed Antenna would cause radio frequency interference or other signal interference problems with existing Wireless Supported Service Facilities or buildings, or the Antenna on the existing Wireless Supported Service Facilities or buildings may cause signal interference with the provider's proposed Wireless Supported Service Facility; or
- the owner of an existing building or Wireless Supported Service Facility located within the provider's search area that has existing height and structural capacity and would otherwise resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems, has rejected the provider's reasonable attempts to locate its Wireless Supported Service Facility on its building or facility.

The applicant shall provide evidence of one or more criteria listed in 12(a-d) [4 a. (i)-(iv)] above with an affidavit from a radio frequency engineer, structural engineer, owner or authorized provider's representative acceptable to the Department, as applicable. For purposes of this section, search area shall mean the geographic area within which the provider can demonstrate that the Wireless Supported Service Facility must be located in order to resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems.

- b. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - signal interference problems; or
 - ii. the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility; and
 - iii will allow its customers to make and maintain wireless calls on a reliable basis as defined by the provider's quality criteria; and

5. Mitigation standards

- a. A non-camouflaged Antenna Support Structure or equipment building shall be located so that it does not obscure, in whole or in part, an existing view to any historically designated landmark, natural area, or natural water body (i.e., river, lake, ocean) from any residentially zoned property under different ownership.
- b. Existing landscaping, vegetation, trees, intervening buildings or permanent structures shall be utilized to the maximum extent possible to obscure the view of the non-camouflaged Antenna Support Structure from public right-of-way or residentially zoned property.
- c. Any proposed Antenna Support Structure shall be designed to accommodate the collocation of at least two (2) Providers.
- d. All new non-camouflaged Antenna Support Structures approved at public hearing after adoption of this Ordinance, when exceeding 125 feet in height, must be structurally designed to accommodate at least three (3) Providers.
- e. To minimize visual impact in all cases, new or reconstructed Antenna Support Structures shall:
 - (i) if non-camouflaged, utilize non-reflective galvanized finish or coloration to blend in with the natural environment unless Federal Aviation Administration painting or markings are otherwise required. The part of the Antenna Support Structure that is viewed against the sky and all Antennas attached thereto shall be a single color, either light gray or similar neutral color; the part of the Antenna Support Structure and all Antennas not viewed against the sky shall also be colored to blend with its surrounding background and harmonize with the color of existing structures or vegetation, as applicable; and
 - (ii) be designed to preserve all vegetation to the maximum extent feasible to mitigate visual impact and create a buffer that harmonizes with the elements and characteristics of the existing parcel on which the Wireless Support Service Facility is located and adjacent properties; and
 - (iii) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.
- f. A camouflaged Antenna Support Structure shall be designed as an artificial tree or to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles).

- g. To reduce the visual impact, an Antenna Support Structure readily observable from residentially zoned districts located within the immediate vicinity of the leased parcel shall be a camouflaged Antenna Support Structure, unless the provider can demonstrate that an Antenna Support Structure of a monopole type would be less visually obtrusive or would reduce proliferation of additional Antenna Support Structures within the immediate vicinity of the search area of the leased parcel and thus reduce the cumulative visual impact caused by future additional Antenna Support Structures in the immediate vicinity. In all cases, Antenna Support Structures of the guyed wire or self-supporting lattice type for the purposes of providing wireless telecommunications services only, shall be prohibited within the immediate vicinity of all existing residentially zoned districts and residential structures, except that the parent tract of the application property site may contain a residential structure.
- h. If a non-camouflaged Antenna Support Structure cannot be readily observed from residentially zoned property located within the immediate vicinity of the leased parcel, strongest support shall be given in the following order from most preferred to least preferred Antenna Support Structure type: existing Antenna Support Structures, existing buildings or structures, monopole, lattice or self-supporting or, guyed wire.
- i. The architectural design, scale, mass, color, texture and building materials of any proposed equipment building structure shall be aesthetically harmonious with that of other existing or proposed structures or buildings on the parent and leased tracts and in the immediate vicinity.
- j. The accessory wireless equipment building used in conjunction with the proposed Wireless Supported Service Facility shall be designed to mitigate visual impact and be comparable with the scale and character of the existing structures on the subject property and in the immediate vicinity, or blend into natural surrounding vegetation or buildings through the use of color, building materials, textures, fencing or landscaping to minimize visibility from or otherwise make the appearance of the accessory wireless equipment building the least visually obtrusive to adjacent uses and properties, as well as pedestrian and vehicular traffic.
- (b) Alternative Development Option for Any Wireless Supported Facility, Including Antenna Support Structures. Upon appeal or direct application in specific cases to hear and grant approval, approval with conditions or denial of applications for an alternative site development option applicable to Wireless Supported Service Facilities, including Antenna Support Structures, approved pursuant to the standards set forth in Section 33-311(A)(18)(a) above and in section 33-36.2 [33-63.2], based on the following:
 - 1. Setbacks. An alternative development option setback for Antenna Support Structures and/or accessory wireless equipment buildings shall be approved after public hearing upon demonstration that the Antenna Support Structure is designed so that if the structure fails the failed portion of the structure will be contained within the parent tract and upon demonstration of the following:

- (a) the applicant has obtained the recordable consent of the owner(s) of the property abutting the property line from which relief from the setback requirement is requested; and
- (b) the applicant demonstrates that the setback requirement cannot be met on the property; and
 - 1. that any feasible alternative site available is in closer proximity to single family, duplex or agriculturally zoned property; or
 - that the modification to the setback requirement will reduce the visual impact of the Wireless Supported Service Facility; or
 - the location of an Antenna Support Structure on a parcel that satisfies all setback and fall zone requirements will create a greater visual impact on adjacent or surrounding residential uses than the proposed site that requires a reduction of applicable setback requirements.
- 2. Landscaping. An alternative site development option from the landscape requirements set forth in Sec. 18A-1(B)(2)(d) shall be granted to allow a Wireless Supported Service Facility to be screened in a manner other than as provided in that section upon demonstration by the applicant that the alternate method of landscape screening proposed mitigates the visual impact of the Wireless Supported Service Facility as effectively as screening in accordance with Sec.18A-1(B)(2)(d).
- 3. Lot Area/ Parent Tract. An alternative development option from the minimum parent tract area required by this subsection for any Wireless Supported Service Facility shall be approved upon demonstration of the following:
 - a. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying zoning district regulations or regulations of this subsection, which ever is greater; and
 - b. the lot area is not less than ninety (90) percent of the minimum lot area required by the underlying zoning district regulations; and
 - c. the density of the proposed alternative development does not exceed that permitted by the underlying zoning district regulations.
- 4. Federal Telecommunications Act. Notwithstanding the foregoing, a Wireless Supported Service Facility including a Antenna Support Structure shall be permitted in any zoning district where necessary to avoid the prohibition or effective prohibition of the provision of personal wireless services or discrimination among wireless service providers as contemplated by the Federal Telecommunications Act, 47 U.S.C. § 332 (1996), as amended.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM No objection*
Public Works No objection
Parks No objection
MDTA No objection
Fire Rescue No objection
Police No objection
Schools No comment

H. ANALYSIS:

George M. Burgess, the County Manager of Miami-Dade County, (the appellant) is respectfully appealing the May 20, 2004 decision of the Community Zoning Appeals Board-5 (CZAB-5) which denied without prejudice this application by a vote of 4-3. The appellant indicates on the appeal form that the grounds and reasons supporting the reversal of the ruling of the CZAB-5 are as follows: 1) In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners (BCC) adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearings, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the criteria established by Section 33-311(A)(18). In its denial of the application, CZAB-5 did not follow the established criteria of the new ordinance. 2) Section 33-311(A)(18) states that a proposed Wireless Supported Service Facility, including Antenna Support Structures, shall be approved upon demonstration that the proposed structure is in compliance with the

^{*} subject to conditions stated in their attached memorandum

standards of the Section. The applicant, Country Club Shopping Center, Inc. & T-Mobile, demonstrated compliance with such standards, and there was no competent substantial evidence to support a finding by CZAB-5 that such standards were not met. CZAB-5 nevertheless denied the application despite the Ordinance's mandate to approve it. 3) As the second decision under the new Ordinance this could become the basis for other similar decisions by this and other CZAB's countywide. Additionally the decision of CZAB-5, if not reviewed by the Board of County Commissioners, could potentially subject the County to protracted litigation, including possible claims for substantial damages.

Subsequent to the County Manager's filing of this appeal, the applicant filed a lawsuit in Federal Court for injunctive relief and damages in excess of nine million dollars. Among other things, the applicant sought to enjoin this Board from considering this appeal. This appeal may go forward, however, as the Court has scheduled a hearing on the injunctive relief sought for July 27, 2004, after the scheduled date of this appeal. The parties to the lawsuit, however, are required to advise the Court by July 20, 2004, whether any issues of the lawsuit have been resolved by this Board's decision on this appeal.

The subject property is located at 7600 NW 186 Street and is developed with a shopping center. The applicants are seeking approval to permit a wireless supported service facility including an antenna support structure within a 24' x 33'-10" area centrally located within the existing parking area of the shopping center. The proposed 100' high wireless telecommunications tower will be camouflaged as a flagpole and the antenna will be mounted within same. A 10' x 15' equipment pad will be located next to the cell tower and the entire 24' x 33'-10" area will be surrounded by a 6' high wood fence and landscaping. The applicant has requested that this application be analyzed only under Section 33-311(A)(18), the standards for Wireless Supported Service Facilities, including Antenna Support Structures.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has no objections to this application. This application does not generate any new additional peak hour vehicle trips.

This application will allow the applicants and other telecommunication service companies to provide a service to their patrons by constructing a 100' high telecommunications tower, camouflaged as a flag pole, and an antenna support structure on the subject site. This application is **consistent** with the Comprehensive Development Master Plan which designates this area for Business and Office use on the Land Use Plan (LUP) map. The Business and Office designation permits a full range of sales and service activities. In addition, the Master Plan states that neighborhood- or community-serving institutional uses and utilities may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category. As such, the siting of this utility facility at this location will be consistent with the CDMP.

As stated by the appellant, in response to the opinion of the Third District Court of Appeal in Miami-Dade County vs. Omnipoint, the Board of County Commissioners adopted Ordinance # 03-163 amending the Zoning Code to include Section 33-311(A)(18). This Section, Wireless Support Facilities, including Antennas Support Structures, established new and specific objective standards by which, upon approval at public hearing, these applications

could be denied or approved. Staff had reviewed all the documentation submitted in conjunction with this application and had found that the proposed facility met all of the standards established under this section. Staff's recommendation to the CZAB-5 was for approval with conditions of this application.

When analyzed under Section 33-311(A)(18), the standards for wireless supported facilities, including antennas support structures, this application complies with same. Among other things, the proposed wireless supported service facility will comply with all of the requirements of the underlying BU-1A zoning, will provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on adjacent uses or properties, and will be accessible to provide entry onto the property by fire, police, and emergency services. Additionally, the proposed facility will not be located in an officially designated natural forest community, wildlife preserve, on an Indian Religious site, and will not affect sites, buildings, etc. that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida Historic Preservation regulations. The proposed facility will not result in the destruction of trees that have a diameter breast of greater than ten inches, will accommodate the collocation of at least two (2) providers, and is designed as a flag pole. Further, the owner of an existing wireless supported service facility located within the provider's search area has rejected the provider's reasonable attempts to colocate its antennae on their existing tower and a second possible site did not have sufficient height to resolve the lack of wireless service coverage or capacity in the

Section 33-311(A)(18) states that if an application for a wireless supported service facility is in compliance with the standards established under this section, the wireless supported service facility including any antenna support structure, **shall be approved**. Indeed, the County Manager's memorandum accompanying the Ordinance at the time of its approval by this Board specifically stated that, whenever an applicant met the Ordinance's standards, "the applicant shall be granted the approval." Accordingly, the denial of this application by the CZAB does not follow the mandate of the Ordinance approved by the BCC.

In accordance with section 33-314(B)(8)(a) the County Manager may appeal to the BCC any action of the CZABs where it is the opinion of the Manager that a CZAB's resolution has an overall impact to the County. The CZAB's decision shows a disregard for the Commission's mandate and could set a precedent for future similar decision by other CZABs. In addition, the CZAB's decisions on this application could potentially subject the County to protracted litigation, including possible claims for substantial damages which could have an overall impact to the County. As previously mentioned, subsequent to the County Manager's filing of this appeal, the applicant filed a lawsuit in Federal Court for injunctive relief and damages.

This application is consistent with the CDMP and the proposed facility is in compliance with the standards of the Ordinance. Accordingly, staff recommends approval of the appeal and approval of this application with conditions under Sections 33-311(A)(18).

I. RECOMMENDATION:

Approval of the appeal and approval of this application with conditions under Section 33-311(A)(18) (Wireless Supported Facilities, Including Antennas Support Structures.

J. CONDITIONS:

- 1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited thereto, location of structure or structures, location of boat docks and/or fishing pier, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated stamped received April 14, 2004 and consisting of 11 pages.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
- 5. That the applicants obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
- 6. That the applicant comply with all the conditions of the Aviation Department for applications of this type.
- 7. That the applicant obtain FAA approval for the proposed facility prior to building permit issuance.

DATE INSPECTED:

03/23/04

DATE TYPED:

03/31/04

DATE REVISED:

04/06/04; 04/15/04; 05/03/04; 06/16/04

DATE FINALIZED:

07/06/04

DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Diane O coll.

Planning and Zoning



MEMORANDUM



TO:

Diane (1)

DATE:

June 23, 2004

SUBJECT:

C-05 #Z2003000353-Revised

Gefen Inc./T-Mobil 7660 NW 186th Street

UU to Permit a Communication Tower

(3.69 Ac.) 11-52-40

FROM:

Alvce M. Robertson, Assistant Director **Environmental Resources Management**

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan rubject to compliance with the conditions required by DERM for this proposed development order.

Pollution Remediation:

The subject property is currently or was historically permitted with DERM under industrial waste permits IW5-7444 and 2723. The site is a dry cleaning solvent contaminated site with two separate discharges tracked under Permit number IW5-2723. One discharge is currently in a state administered cleanup program and the second discharge is required to be addressed directly by the responsible party.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following two enforcement cases:

- a) Folio No. 30-2011-016-0010 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.
 - 04/07/95 Notice of Required Testing Plan (NORTP) is due for submittal to DERM.
 - 06/14/95 NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.
 - 07/17/95 NORTP submittal pending review.
 - 07/21/95 NORT Report (NORTR) due for submittal to DERM.
 - 11/22/95 NORTR is received and pending review.
 - 11/30/95 Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.
 - 04/17/96 CAR submittal received and pending review.
 - 04/25/96 CAR Addendum (CARA) is due for submittal to DERM.
 - 06/14/96 DERM conducted a Hazardous Waste Inspection of the subject site.
 - 08/08/96 Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.
 - b) Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.
 - 03/06/03 Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.
 - 03/10/03 DERM issued a formal NOV to the responsible parties for the violation.

- 06/26/03 No response received to the NOV, therefore DERM issued a Final Notice Prior To Court Action.
- 07/22/03 Contamination Assessment Report (CAR) received by DERM is disapproved.
- 08/11/03 CAR Addendum (CARA) for the site is due.
- 10/31/03 DERM approved a request for a 30-day extension of time.
- 12/16/03 DERM sent letter requesting the \$462.00 review fee for the CARA submittal.
- 01/05/04 CARA review fee is received by DERM, CARA review by DERM is underway.
- 02/25/04 DERM sent letter to responsible parties disapproving the CARA.
- 04/28/04 Letter received by DERM requesting DERM to reconsider requirements for well installation.
- 05/21/04 DERM granted 60 days for completion of the required CARA.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-353 CZAB-5 Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Country Club Shopping Center, Inc. & T-Mobile

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A. Pino, P.L.S.

APR. 15 2004

Date



Hearing Number: $203-353$.		
Plans:	Request:	
Location: 7600 NW 1864	rst.	
Recommendation: Approved Approved with condition Approved with no change Denial Defer to DIC comments	ge from previous submittal	
·		
Estimated number of alarms generated annu	ally by application:	
If there is an impact, below is the service ava	ilability:	
Station District $\frac{99}{100}$ Grid $\frac{6}{100}$	2 DU/SF Oc	cupancy Type
Impact of additional calls on closest station:	No Impact	
	☐ Minimal Impact	·
	☐ Moderate Impact	,
	☐ Severe Impact	
Planned Service to Mitigate:		
Service	Location	Year to be Completed
□ None		<u> </u>
NOT CONSTITUTE NOR IM ALL SITE PLANS MUST RESCUE FIRE WATER & E	VICE IMPACT AND SERVICE AVAILABILITY PLY SITE PLAN APPROVAL. BE REVIEWED AND APPROVED BY THE NGINEERING BUREAU LOCATED AT 1180 E PLANS MAY NEED MODIFICATION TO	E MIAMI-DADE FIRE 05 SW 26 ST. BASED
Reviewed by: Barbara J. Matthews	Phone: (786) 331-4542	Date: 1/24/04 Revised 1/23/04/BJM

PETITION OF APPEAL FROM DECISION OF MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY AMOUNT OF FEE \$	
RECEIPT #	- DECEIVED
DATE HEARD: 05/20/04	JUN 0 4 2004
BY CZAB # 5	ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY
	DATE RECEIVED STAMP
**************	********
This Appeal Form must be completed in accordance with the "land in accordance with Chapter 33 of the Code of Miami-Dade be made to the Department on or before the Deadline Date presc	County, Florida, and return must
RE: Hearing No. <u>Z03-353 (04-4-CZ5-1)</u>	
Filed in the name of (Applicant) Country Club Shoppin	g Center, Inc. & T-Mobile
Name of Appellant, if other than applicant: George M. E Dade County	Burgess, County Manager, Miami
Address/Location of APPELLANT'S: 111 NW 1st St., 29th floor	, Miami, Fla. 33128
Application, or part of Application being Appealed (Explanation	
Appellant (name): George M. Burgess, County Manager, Miam In accordance with Section 33-314(B)(8) of the Code of Manager respectfully appeals the May 20, 2004 decision of Cor 5 ("CZAB-5") denying application No. Z03-353 by Country C Mobile for a special exception to permit a wireless supported support structure. The Manager appeals this decision based up Community Zoning Appeals Board -5 has an overall impact to the This appeal is based on the following grounds:	fiami-Dade County, the County nmunity Zoning Appeals Board - Club Shopping Center, Inc. & Terrice facility including antennation his opinion that the action of
·	

In response to the opinion of the Third District Court of Appeal in Miami-Dade County v. Omnipoint, case no. 3D01-2347, the Board of County Commissioners adopted Ordinance #03-163, amending the Zoning Code to include Section 33-311(A)(18) (Wireless Supported Facilities, Including Antenna Support Structures). This Section established new and specific

criteria by which the Community Zoning Appeals Boards (CZABs) would, after public hearing, hear and grant or deny applications for the erection of antenna support structures for wireless (cellular) telephone service. The subject application was the second to be filed and considered under the criteria established by Section 33-311(A)(18). In its denial of this application, CZAB-5 did not follow the established criteria of the new ordinance.

- 2. Section 33-311(A)(18) states that a proposed Wireless Supported Service Facility, including Antenna Support Structures, shall be approved upon demonstration that the proposed structure is in compliance with the standards of the Section. The applicant, Country Club Shopping Center, Inc. & T-Mobile, demonstrated compliance with such standards, and there was no competent substantial evidence to support a finding by CZAB-5 that such standards were not met. CZAB-5 nevertheless denied the application despite the ordinance's mandate to approve it.
- 3. As the second decision under the new Ordinance this could become the basis for other similar decisions by this and other CZABs County wide. Additionally the decision of CZAB-5, if not reviewed by the Board of County Commissioners, could potentially subject the County to protracted litigation, including possible claims for substantial damages.

Date:day of	, year: 240 C
Signed	
	George M. Burgess
	Print Name
	111 NW 1 st Street, 29 th Floor, Miami, Fl 33128
	Mailing Address
	•
	(305) 375-2117 (305) 375-1262
•	Phone Fax
REPRESENTATIVE'S AFFIDAVIT	
If you are filing as representative of an	·
association or other entity, so indicate:	Depresenting
	Representing
	Signature
•	Print Name
	•
	Address
·	
-	City State Zip
	•
	. Telephone Number
Subscribed and Sworn to before me on the	4 day of June, year 2004
	angrom. Bo
	Notary Public
	NERYSS M. BIRD
	MISSION # DD 013396
	(stamp/seal)
The second secon	

Commission expires: 04-10-05



RESOLUTION NO. CZAB5-6-04

WHEREAS, COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL applied for the following:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of COUNTRY CLUB SQUARE, Plat book 126, Page 73.

LOCATION: 7600 N.W. 186 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals
Board 5 was advertised and held, as required by law, and all interested parties concerned in
the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested special exception would not be compatible with the area and its development and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested special exception would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Roberto P. Serrano, seconded by Leonardo A. Perez, and upon a poll of the members present, the vote was as follows:

Sharon Franklin	nay	Paul O'Dell	aye
Juan A. Garcia	aye	Leonardo A. Perez	aye
Archie E. McKay Jr.	nay	Roberto P. Serrano	aye

Jorge I. Bonsenor

nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community

Zoning Appeals Board 5 that the application be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 20th day of May, 2004.

Hearing No.04-4-CZ5-1 ej

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 1ST DAY OF JUNE, 2004.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-6-04 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of May, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of June, 2004.

Earl Jones, Deputy Clerk (3230)

Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO NW OFFICE

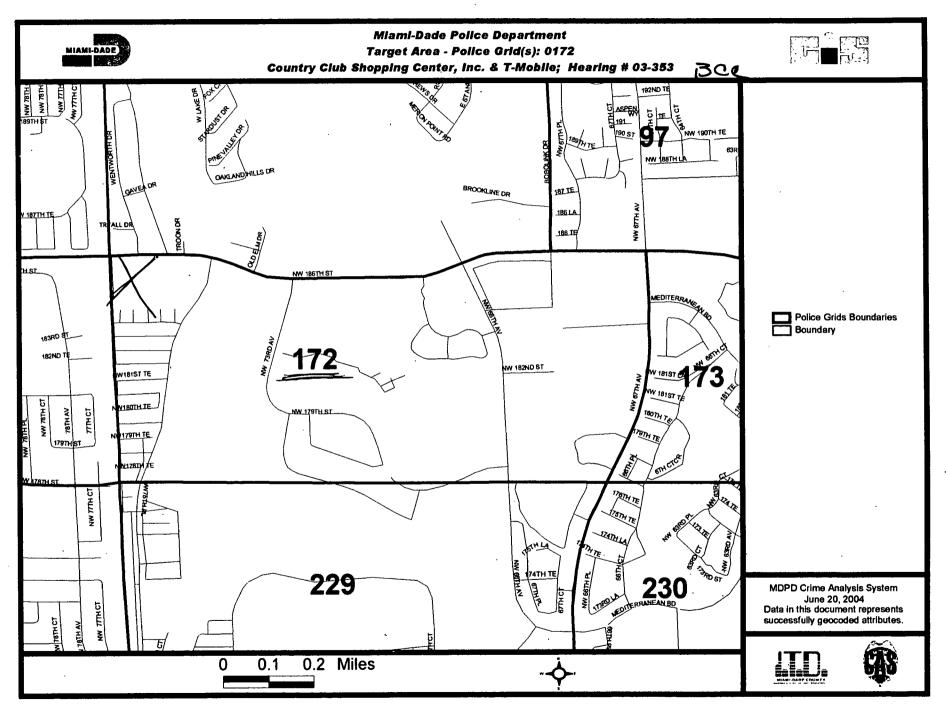
ENFORCEMENT HISTORY

COUNTRY CLUB SHOPPING CENTER INC./T-MOBIL	7600 NW 186 STREET, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
07/15/04	
	HEARING NUMBER
DATE	03-353

CURRENT ENFORCEMENT HISTORY:

<u>03/30/04-</u> FIELD INSPECTION REVEALED AN ALUMINUM ROOF STRUCTURE ATTACHED TO THE WEST SIDE OF THE PRINCIPAL BUILDING LOCATED AT 7882 NW 186 ST. THE BUSINESS WAS IDENTIFIED AS "COLOMBIA LINDA RESTAURANT". A REFERRAL WAS MADE TO THE MIAMI-DADE BUILDING DEPARTMENT IN ORDER TO ADDRESS THE FACT THERE IS NO RECORD OF A BUILDING PERMIT FOR THE SUBJECT STRUCTURE.

NO OTHER ENFORCEMENT HISTORY IS ON RECORD.





Miami-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 2002-01-10 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-01-10" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A 0 P	Complaint Date	Case Number	Sig Pre		Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	м	0172	1	01/27/2002	0051803A		14	12:16:00	12:26:00	12:34:00	M3201
7600 NW 186 ST	М	0172	1	05/02/2002			15	12:56:00	12:56:00	12:56:00	M2501
7600 NW 186 ST	M	0172	1	06/24/2002	0347440A	ŀ	34	16:13:00	16:18:00	16:18:00	M3104
7600 NW 186 ST	м	0172	1	06/24/2002			15	16:18:00	16:18:00	16:24:00	
7600 NW 186 ST	М	0172	1	06/24/2002			15	16:23:00	16:23:00	16:23:00	M3104
7600 NW 186 ST	M	0172	1	07/10/2002	0378886A		25A	06:58:00	06:59:00	07:05:00	M2504
7600 NW 186 ST	м	0172	1	07/10/2002		l	15	07:00:00	07:00:00	07:05:00	
7600 NW 186 ST	м	0172	1	07/18/2002	0395478A	•	34	10:27:00	10:31:00	10:31:00	M6232
7600 NW 186 ST	м	0172	1	07/18/2002	0395543A		34	11:04:00	11:07:00	11:14:00	M7522
7600 NW 186 ST	М	0172	1	07/18/2002		l	15	10:29:00	10:29:00	10:29:00	M2103
7600 NW 186 ST	м	0172	1	07/18/2002			15	11:08:00	11:08:00	11:14:00	
7600 NW 186 ST	М	0000	0	08/27/2002	0475966A	ļ	34	16:25:00	16:48:00	16:48:00	
7600 NW 186 ST	M	0172	1	10/10/2002			13	09:52:00	09:52:00	09:52:00	M2104
7600 NW 186 ST	M	0172	Ιį	10/24/2002	0589302A	l	14	15:58:00	15:59:00	15:59:00	M3104
	м	0172	1	10/24/2002		1	15	16:00:00	16:00:00	16:00:00	M3104
7600 NW 186 ST 7600 NW 186 ST	M	0172	1	12/23/2002	0704940A	1	26JO	15:32:00	15:48:00	15:58:00	M3105
7600 NW 186 ST/PK LOT	M	0172	L	10/04/2002			13	16:51:00	16:55:00	17:03:00	M3105
7600 NW 186 ST 60439 13:17	l m	0173	2	05/02/2002	0240173A		27	12:56:00	12:56:00	12:56:00	M2502





Miami-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
7600 NW 186 ST	М	0172	1	03/17/2003	0144482B	ì	14	18:26:59	18:34:02	18:34:02	M3109
7600 NW 186 ST	м	0172	1	03/17/2003			15	18:34:06	18:34:06	18:34:06	M3109
7600 NW 186 ST	М	0172	1	04/07/2003	0184814B		14	17:11:41	17:11:48	17:14:48	M3105
7600 NW 186 ST	м	0172	1	04/07/2003	0184856B		14	17:27:37	17:30:17	17:30:17	M3108
7600 NW 186 ST	м	0172	1	04/07/2003			15	17:30:22	17:30:22	17:30:22	M3108
7600 NW 186 ST	м	0172	1	10/02/2003	0528860B		14	15:50:46	16:05:43	16:07:43	M3102
7600 NW 186 ST	м	0172	1	10/02/2003			15	16:05:47	16:05:47	16:11:00	
7600 NW 186 ST	м	0172	1	10/21/2003	0565553B		25A	19:53:27	20:30:16	20:33:16	M3205
7600 NW 186 ST	м	0172	1	10/21/2003			15	20:33:40	20:33:40	20:36:40	M3203
7600 NW 186 ST	м	0172	1	10/26/2003	0574990B		17	19:44:49	19:46:11	19:52:28	M3101
7600 NW 186 ST	м	0172	1	10/26/2003		2	15	19:46:41	19:46:41	19:52:32	
7600 NW 186 ST.	м	0172	1	11/14/2003	0610561B	1	14	13:19:49	13:38:42	13:38:42	M2303
7600 NW 186 ST	м	0172	1	11/14/2003		ŀ	15	13:38:48	13:38:48	13:38:48	M2303
7600 NW 186 ST	м	0172	1	12/01/2003	0640446B		14	09:31:59	09:49:55	09:49:55	M2105
7600 NW 186 ST	м	0172	1	12/23/2003	0684310B	l	32	19:21:55	19:41:27	19:51:00	M3302
7600 NW 186 ST/PIZZA HUT	м	0172	1	06/05/2003			15	23:56:32	23:56:32	00:04:55	M1502
7600 NW 186 ST/UNIT A	м	0172	1	02/27/2003	0108535B	2	34	15:58:50	15:59:25	16:02:38	M3103
7600 NW 186 ST/UNIT A	м	0172	1	02/27/2003	0108604B		39	16:32:26	16:32:26	16:32:26	M3103
7600 NW 186 ST/UNIT A	М	0172	1	02/27/2003		2	15	16:00:03	16:00:03	16:03:29	
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003	0561016B	1	25A	12:11:00	12:24:22	12:24:22	M2205
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003			15	12:24:29	12:24:29	12:24:29	M2202
7600 NW 186 ST/UNIT A	М	0172	1	10/19/2003		ł	15	12:26:27	12:26:27	12:26:27	M2205
7600 NW 186 ST/VIA M2501	м	0172	1	07/09/2003	0366767B	İ	54	10:43:54	10:43:54	10:43:54	M2507





Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis. Complaint Date >= "2002-01-01" and Dis. Complaint Date < "2003-01-01" and (Dis. Signal Cubic Piler) | 19 | "20" | 21" | 22" | 23" | 24" | 25" | 26" | 27" | 28" | 29" | 30" | 31" | 32" | 33" | 34" | 35" | 36" | 37" | 38" | 39" | 30" | 31" | 32" | 32" | 34" | 35" | 36" | 37" | 38" | 39" | 30" | 31" | 32" | 33" | 34" | 35" | 36" | 37" | 38" | 35" | 36" | 37" | 38" | 37" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 38" | 3

SPECIAL INFORMATION/ASSIGNM	1230
CONDUCT INVESTIGATION	1100
MEET AN OFFICER	3400
D.U.I.	12
TRAFFIC ACCIDENT	324
HIT AND RUN	88
TRAFFIC STOP	667
TRAFFIC DETAIL	65
LOST OR STOLEN TAG	78
AUTO THEFT	179
BURGLAR ALARM RINGING	917
BURGLARY	326
LARCENY	184
VANDALISM	86
ROBBERY	24
ASSAULT	297
SEX OFFENSE	21
DISTURBANCE	945
MISSING PERSON	66
SUSPICIOUS VEHICLE	33
SUSPICIOUS PERSON	73
PRISONER	80
SICK OR INJURED PERSON	66
	CONDUCT INVESTIGATION MEET AN OFFICER D.U.I. TRAFFIC ACCIDENT HIT AND RUN TRAFFIC STOP TRAFFIC DETAIL LOST OR STOLEN TAG AUTO THEFT BURGLAR ALARM RINGING BURGLARY LARCENY VANDALISM ROBBERY ASSAULT SEX OFFENSE DISTURBANCE MISSING PERSON SUSPICIOUS VEHICLE SUSPICIOUS PERSON PRISONER



Miami-Dade Police Department Summarized Grid Information By Signal For 2002-01-01 Thru 2002-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in (13, "14" | 15, "16" | 13, "10" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15, "15" | 15,

Grid	Signal Code	Signal Description	Total
0172	43	BAKER ACT	22
	44	ATTEMPTED SUICIDE	10
	45	DEAD ON ARRIVAL	7
	47	BOMB OR EXPLOSIVE ALERT	5
	48	EXPLOSION	3
	49	FIRE	36
	52	NARCOTICS INVESTIGATION	58
	53	ABDUCTION	2
	54	FRAUD	72
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172:

10477

Total Reported: 7147

Total Not Reported: 3330

Total for All Grids: 10477



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date >= "2003-01-01" and Date >= "2003-01" a

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNM	814
	14	CONDUCT INVESTIGATION	1194
	15	MEET AN OFFICER	3329
	16	D.U.I.	9
	17	TRAFFIC ACCIDENT	322
	18	HIT AND RUN	73
	19	TRAFFIC STOP	611
	20	TRAFFIC DETAIL	49
	21	LOST OR STOLEN TAG	83
	22	AUTO THEFT	178
	25	BURGLAR ALARM RINGING	522
	26	BURGLARY	285
	27	LARCENY	141
	28	VANDALISM	71
	29	ROBBERY	26
	30	SHOOTING	2
	32	ASSAULT	278
	33	SEX OFFENSE	21
	34	DISTURBANCE	866
	36	MISSING PERSON	66
}	37	SUSPICIOUS VEHICLE	45
1	38	SUSPICIOUS PERSON	78
	39	PRISONER	75



Miami-Dade Police Department Summarized Grid Information By Signal For 2003-01-01 Thru 2003-12-31

Crime Information Warehouse

Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Gird in (172) and (Dis.Gird in (172)) and (Dis.Gird in (172)) and (Dis.Gird in (172)) and (Dis.Gird in (172)) and (Dis.Gird in (172)) and (Dis.Gird in (172)) and (Dis.Gird in (172

Grid	Signal Code	Signal Description	Total
0172	41	SICK OR INJURED PERSON	125
	43	BAKER ACT	30
	44	ATTEMPTED SUICIDE	12
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	3
	48	EXPLOSION	1
	49	FIRE	41
	52	NARCOTICS INVESTIGATION	70
	53	ABDUCTION	2
	54	FRAUD	80
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172:

9509

Total Reported: 6571

Total Not Reported: 2938

Total for All Grids: 9509



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Grid(s): 0172

Part I Crimes	Total Crimes	
Grid 0172		
110A - RAPE	1	
110B - SODOMY	1	
110C - FONDLING	2	
1200 - ROBBERY	17	
130A - AGGRAVATED ASSAULT	53	_
130D - AGGRAVATED STALKING	1	
2200 - BURGLARY	104	
230A - POCKET PICKING	1	
230C - SHOPLIFTING	34	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	152	
230G - SHOPLIFTING ALL OTHERS	134	
2400 - MOTOR VEHICLE THEFT	112	
Grid 0172 TOTAL	612	
Total Part I :	612	



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids

From 2002-01-01 Thru 2002-12-31

YEAR: 2002

Crime Information Warehouse

Grid(s): 0172

PART II Crimes	Total Crimes	•
Grid 0172		
1000 - KIDNAPPING - ABDUCTION	2	
2000 - ARSON	3	
130B - SIMPLE ASSAULT	80	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	30	
350B - ILLEGAL DRUG EQUIPMENT	2	
260A - FRAUD CON/SWINDLE/FALSE PRET.	19	
260B - FRAUD CREDIT CARD/ATM	15	
260D - IMPERSONATION	29	
260F - WIRE FRAUD	1	
G	Grid 0172 TOTAL 181	
Total PART II :	181	

Grand Total:

793

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230B', '230B', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

Part I Crimes	Total Crimes	
Grid 0172		
090A - MURDER - NONNEG MANSLAUGHTER	1,	
110A - RAPE	2	
110B - SODOMY	1	
110C - FONDLING	5	-
1200 - ROBBERY	22	
130A - AGGRAVATED ASSAULT	47	<u></u>
2200 - BURGLARY	82	
230B - PURSE SNATCHING	1	
230C - SHOPLIFTING	39	
230E - SHOPLIFTING FROM A COIN MACHINE	. 1	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	120	
230G - SHOPLIFTING ALL OTHERS	117	
2490 - MOTOR VEHICLE THEFT	99	
Grid 0172 TOTAL	537	
Total Part I :	537	•



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o AOA For Specific Grids From 2003-01-01 Thru 2003-12-31

YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

PART II Crimes	Total Crimes
Grid 0172	
1000 - KIDNAPPING - ABDUCTION	1
2000 - ARSON	2
130B - SIMPLE ASSAULT	103
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	53
260A - FRAUD CON/SWINDLE/FALSE PRET.	26
260B - FRAUD CREDIT CARD/ATM	8
260D - IMPERSONATION	28
Grid	0172 TOTAL 221
Total PART II:	221

Grand Total:

758

Detail Filter: Ol.Incident Fron. Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230D', '230F', '230G', '2400', '090C', '130B', '130E', '350B', '5100', '2700', '260B', '260B', '260B', '260B', '260B', '1000', '2000', '2000', '200B', '260B',
DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interestl. CORPORATION NAME: _______ Percentage of Stock NAME AND ADDRESS If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME: _____ Percentage of Interest NAME AND ADDRESS If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests]. PARTNERSHIP OR LIMITED PARTNERSHIP NAME:_____ Percent of Ownership NAME AND ADDRESS

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: COUNTRY CLUB SHOPPING CENTER, INC	
NAME AND ADDRESS	Percentage of Stock
FELIPE A VALLS - 3663 SW 8TY ST, PH - MIAMI FL 33135	47.5%
ENZO DIMISE - 3663 SW 8-4 ST, PH-MIAMI FL 33135	47.5%
CARLOS FORRES DE NAVARDA - 3663 SU 874 ST, P4 HIAM, FL 33135	5%
If a TRUST or ESTATE owns or leases the subject property, list the trust ber interest held by each. [Note: Where beneficiaries are other than natural person be made to identify the natural persons having the ultimate ownership interest].	neficiaries and percent of s, further disclosure shall
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interest
	
If a PARTNERSHIP owns or leases the subject property, list the principals inclupartners. [Note: Where partner(s) consist of other partnership(s), { corporation entities, further disclosure shall be made to identify the natural persons having interests].	on(s), trust(s) or similar
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership
<u> </u>	

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER: Percentage of Interest NAME, ADDRESS AND OFFICE (if applicable) Date of contract: If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. Sworn to and subscribed before me this 29ry day of 000000. Affiant is personally known to (Notary Public) EDUARDO S HERBUT COMMISSION NUMBER My conmission expires _ Aug 19, 2003 DD140647 MY COMMISSION EXPIRES AUG. 19,2006

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

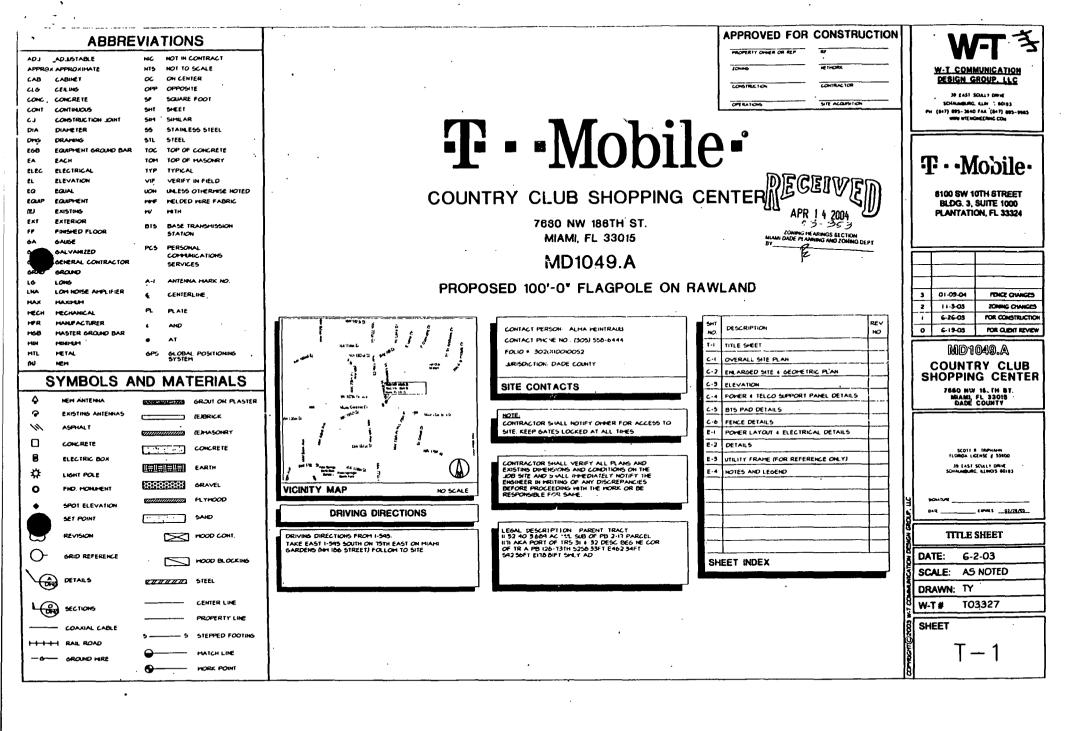
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers. stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER:_ NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest Date of contract: If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full dischasure of all parties of interest in this application to the best of my knowledge and belief. Sworn to and subscribed before me this 21 day of odoben , 2003. Affiant is personally known to ARMANDO FERNANDEZ Notary Public - State of Florida My Commission Expires Sep 4, 2006 Commission # DD147769 Bonded By National Notary Asen.

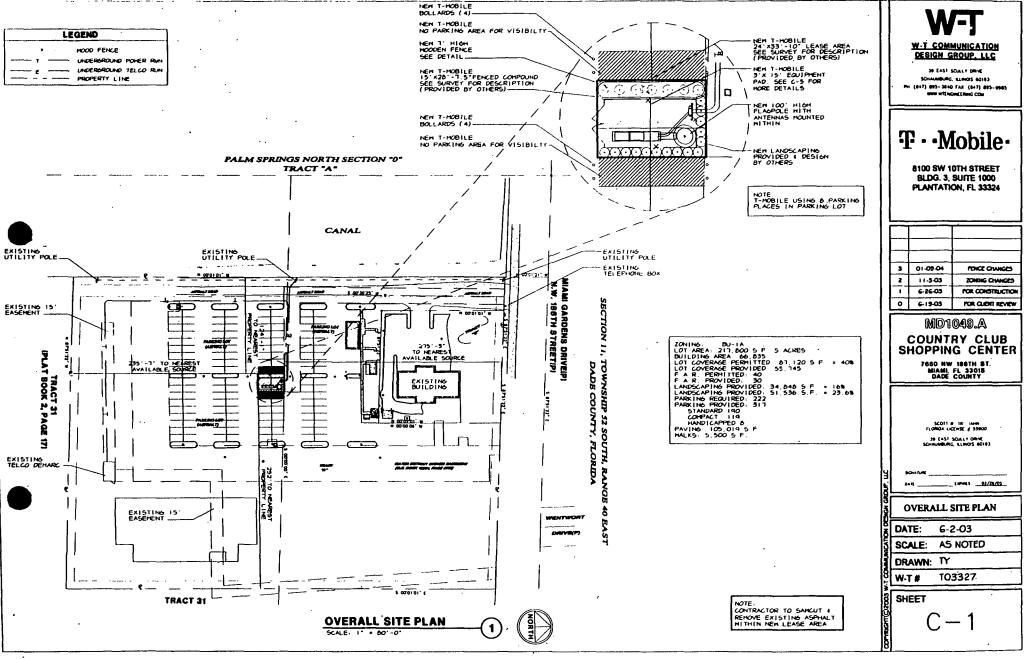
If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below.

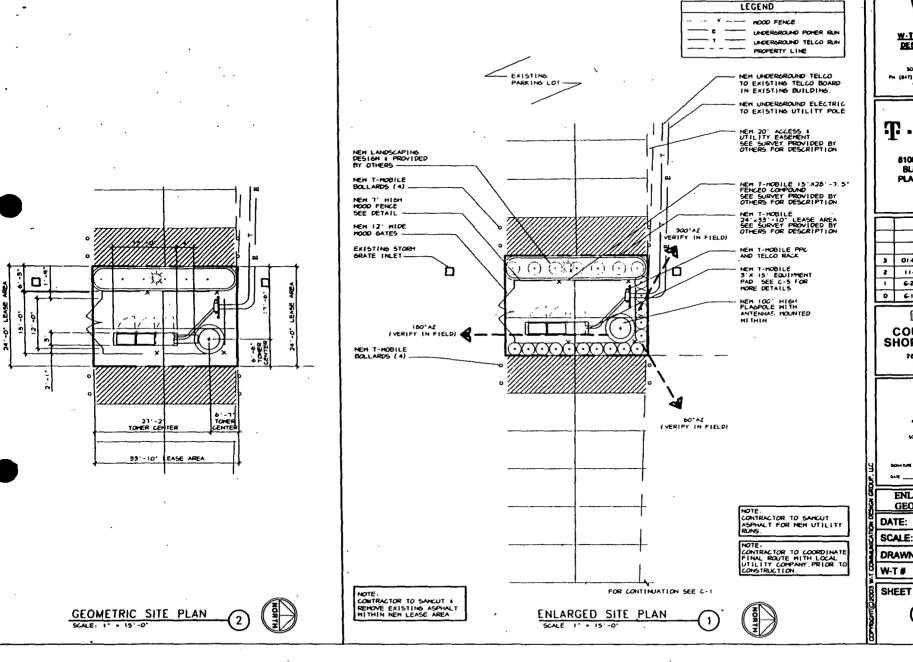
My commission expires Sept 4, 08

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.









DESIGN GROUP, LLC

30 CAST SCIALT DRVE SCHAUMBURG, BLINO'S BOIRS PH (847) 893-3640 FAX (847) 893-9985 NAME ARE RESIDENCE COM

T·Mobile

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

		· · · · · · · · · · · · · · · · · · ·
3	01-05-04	FDICZ CHANGES
3	11-3-03	ZONING CHANGES
-	6-26-03	FOR CONSTRUCTION
٥	6-19-03	POR CUENT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

> 7660 NW 188TH ST. MIAMI, FL 33015 DADE COUNTY

SERTER TRIPHAMIN FLORIDA LICENSE # 55900 39 EAST SCIALT DRIVE SCHAUMBURG, ELINGIS 60193

_____(sPMCS __02/29/03_

ENLARGED SITE & **GEOMETRIC PLAN**

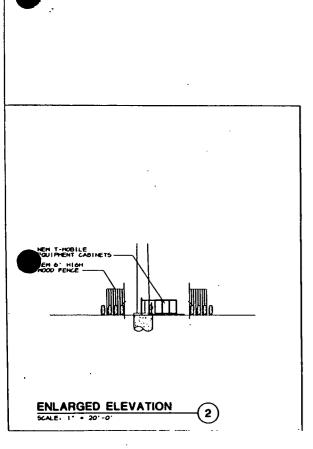
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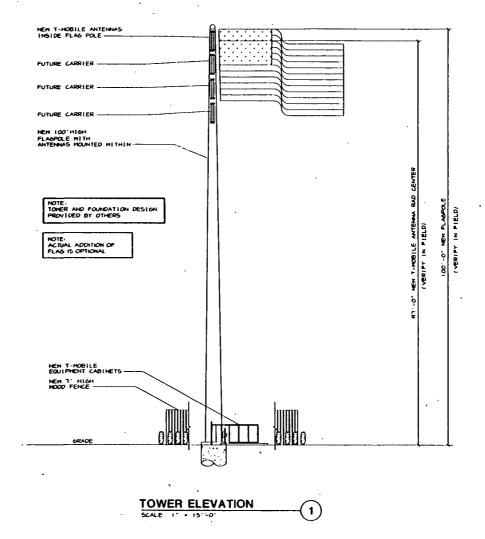
SCALE: AS NOTED

DRAWN: TY

103327

NOTE.
SECTOR FRAME MOUNT AND ANTENNAS ARE DESIGNED TO MEET
LOCAL BUILDING CODES, AND ANGI/EIA/TIA-222-F STRUCTURAL
STANDARDS FOR STEEL ANTENNA SUPPORTING STRUCTURES. THE
DESIGN MIND SPEED IS 130 MPM HITH 3 SECOND MIND GUST.





W-T COMMUNICATION DESIGN GROUP, LLC

30 EAST SCILLY DRIVE SCHAIMBURG, BLHIO'S 60193 PH (847) 895-3640 FAIL (847) 895-9965 WHM WITHCHEER-12COM

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8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

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.	01-09-04	FENCE CHANGES
2	11-3-03	ZONING CHANGES
	6-26-03	POR CONSTRUCTION
0	6-19-03	FOR CLIENT REVIEW

MD1049.A COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33015 DADE COUNTY

	SCOLL R. IRIPHANN
	FLORIDA LICENSE # 55900
	39 EAST SCULL! DRIVE
	SCHAUMBURG, ILLINOIS 60193
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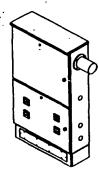
DATE: 6-2-03
SCALE: A5 NOTED
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W-T # T03327

SHEET

C-3

45°

NON PAD LECKTION ... 174 TURN (ATCHES (17P . OF 2)



PAD LOCKABLE 1/4 TURE LATORES (TEP OF 2)

6' EXTENDER FOR PAD MOUNTING (OPTIONAL)

POWER & TELCO ISOMETRIC FRONT VIEW

FRONT VIEW

ELLA YOUT TOW THE ORTHO FORTIS (47) BALL THE REFERENCE REVIETING PROVISIONS

POWER & TELCO ISOMETRIC BACK VIEW

COME CASE OF THE ANDREAS STATE ENGINEERING CONTRACTOR MATERIALS FLICTOR 3

CHARLES AND ALOND A CHARLES AND TIGHTON SEATON OF SERVICES OF

Collect Let.

ICE BRIDGE DETAIL

W-T

W-T COMMUNICATION

38 E-ST SCILLY (Ring SIGNAMBING, BLINKS BOTHS PH (8+7) 953-38+0 FAX (6+7) 983-9883-1899 THE HONG(RING LOW.)

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8100 SW 10TH STREET BLDG, 3, SUITE 1000 PLANTATION, FL 23224

9 01-08-04 FOXCZ CIVENZES 2 11-3-09 ZONNS (CIVENZES 1 6-8-09 FOX CONSTRUCTION 0 6-18-09 FOX CURRENCES

MD1049.A COUNTRY CLUB SHOPPING CENTER

7860 MW 1867M ST. MAME FL 32018 DADE COUNTY

PLOTE & TOPHAND FLORIDA LICENSE & 30000 30 EAST SOLALY ORNE SOLARBURG, BLANCS 60163

POWER TO THE PROPERTY OF THE PERTY OF THE PE

POWER & TELCO
SUPPORT PANEL DETAILS

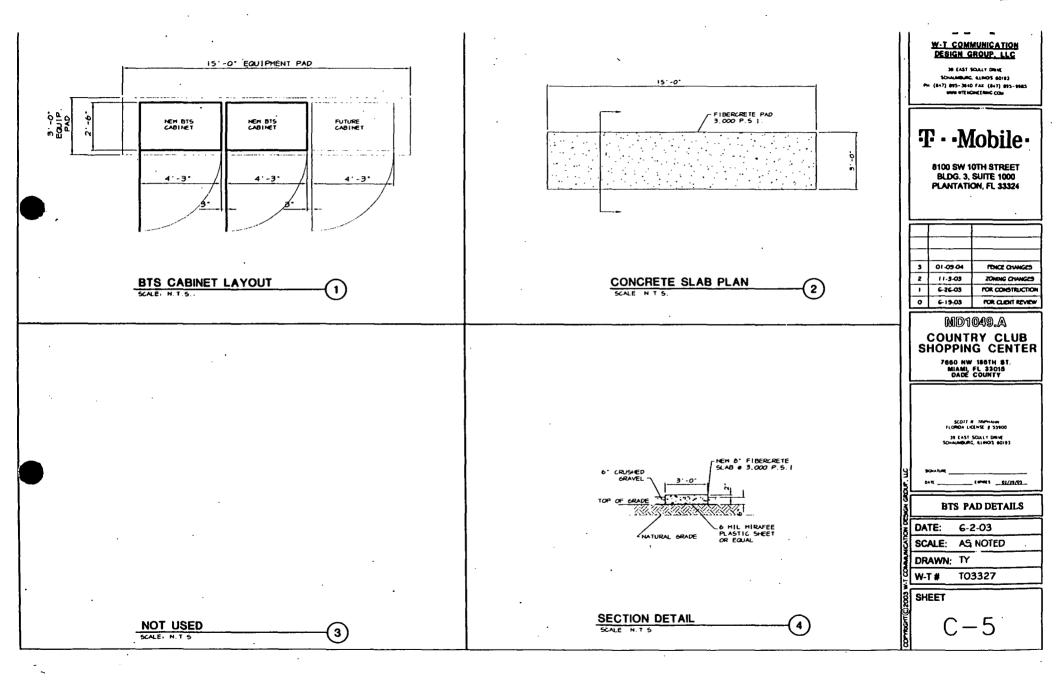
DATE: 6-2-03 SCALE: AS NOTED

DRAWN: TY

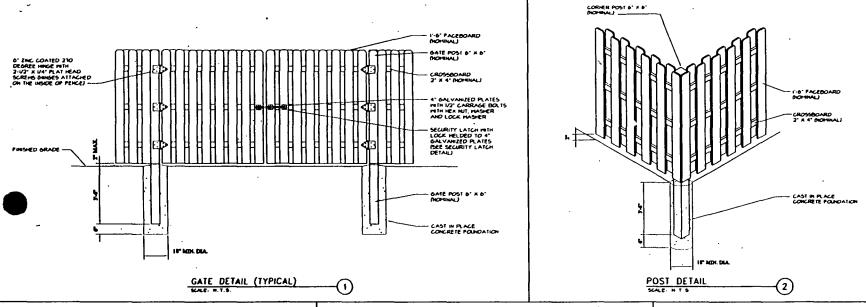
W-T# T03327

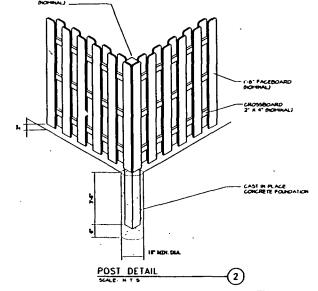
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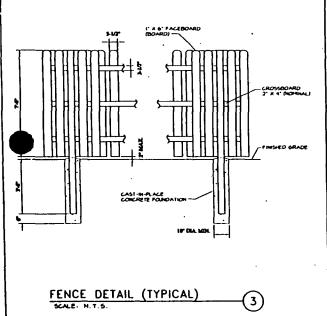
C-4

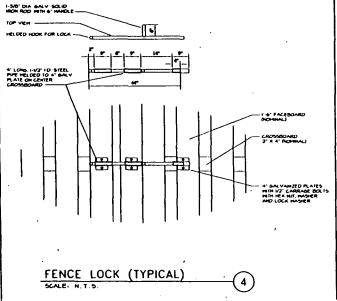












FENCE NOTES:

- FENCING MATERIALS SHALL BE OF PRESSURE TREATED PINE, GRADE "A" MATERIAL, ONO
- 2 DOUBLE SHING GATE SHALL BE PROVIDED HITH TUBIL AR PLUNGER BAR, LLOCK KEEFER, I LOCK KEEFER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, LCATCH FOR PLUNGER BAR, AND 2 GATE STOPS LOCATED AS DIRECTED BY THE ENGINEER
- 3 HINGES, PLUNGER BAR, LOCK KEEPER, LATCH FORKS, AND OTHER NECESSARY FENCE FITTINGS SHALL BE OF GALVANIZED STEEL.
- 4 POSTS SHALL BE SPACED EQUIDISTANT BUT NOT MORE THAN &
- 5 SUBMIT LOCK TYPE TO SPRINT PCS FOR APPROVAL.
- 6 INTERIOR OF FENCE TO BE UNFINISHED AND EXTERIOR OF FENCE TO BE FINISHED

W-T COMMUNICATION DESIGN GROUP, LLC

36 EAST SCIALY DRIVE SCHALARBURG, ELENCIS ADIRS (847) 895-3640 FAL (847) 895-9965 MAN ALENCHAELKING COM

T··Mobile-

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

3	01-09-04	FOICE CHANGES
2	11-3-03	ZOHING CHANGES
	6-26-03	FOR CONSTRUCTION
0	6-19-03	FOR CLIENT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI FL 33015 DADE COUNTY

39 LA SCHAUMB	ST SCULI IURG, ALI		

SCOTT R TRAMANN FLORIDA LICENSE & 55900

_____(EPHES __02/28/93_

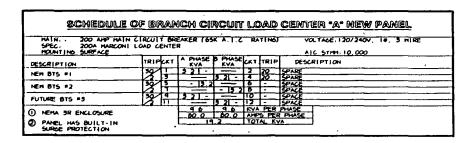
WOOD FENCE DETAILS

DATE: 6-2-03

SCALE: AS NOTED DRAWN: TY

T03327 W-T #

SHEET



PANEL SCHEDULE W/LOAD CALCULATIONS

- LINE UP AR20033RS PIN AVAILABLE 200A GENERATOR RECEPTACLES (AS VIEWED FROM THE OUTSIDE OF ENCLOSURE)
USE LINE UP PIN AS A REFERENCE

REFER TO SPECIFICATION SHEET FOR RECEPTACLE MODEL NUMBER

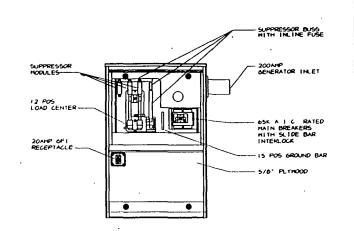
6ROUND

NOTE: HIRES SHALL BE #3/0 LUGS ARE NUMBERED INSIDE

CHASSIS

LINE UP

AR20044R5



DESIGN GROUP, LLC

36 EAST SOULT DRIVE SCHAUMBURG, ELINOS 60193 PH (847) 895-3640 FAX (847) 895-9985 WHEN WITH HEMETERING COM

T··Mobile·

8100 SW 10TH STREET **BLDG. 3, SUITE 1000** PLANTATION, FL 33324

_		
3	01-09-04	FDICE CHAIGES
2	11-3-03	ZUNING CHANGES
-	6-26-03	FOR CONSTRUCTION
٥	6-19-03	FOR CLIENT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

MIAMI, FL 33015 DADE COUNTY

SCOTT IN TRAPHAMIN FLORIDA LICENSE # 35900 39 EAST SCULLY DRIVE SCHAUMBURG, BLINGS 60193

DETAILS

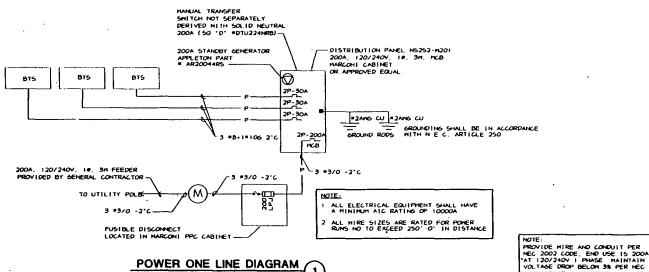
DATE: 6-2-03

SCALE: AS NOTED

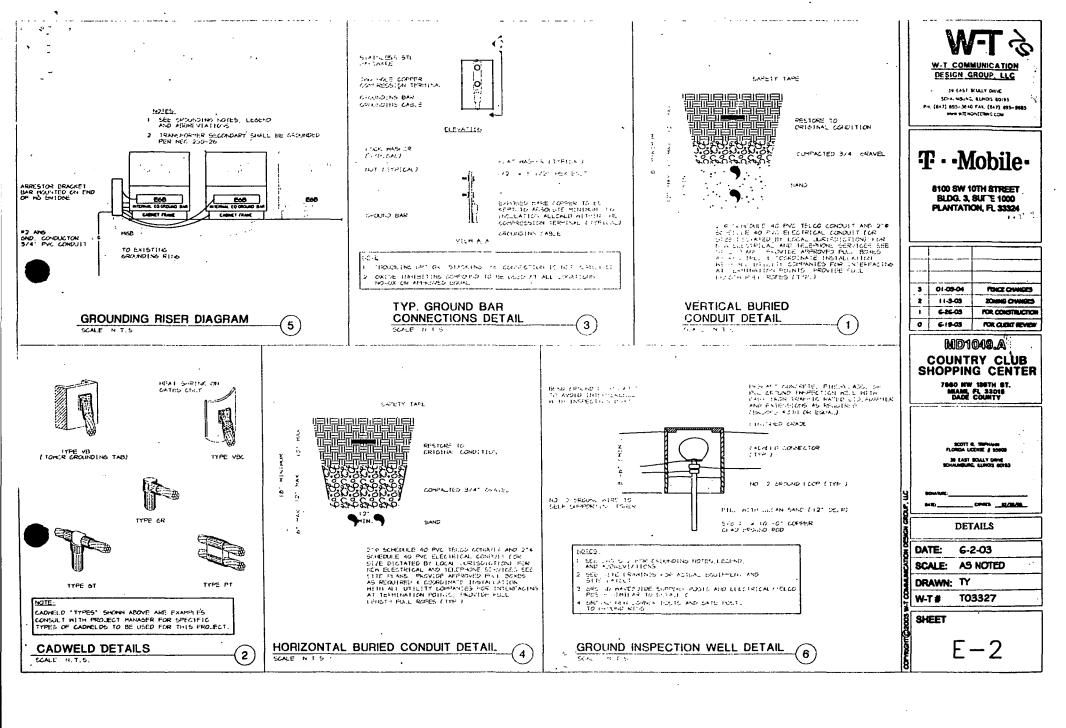
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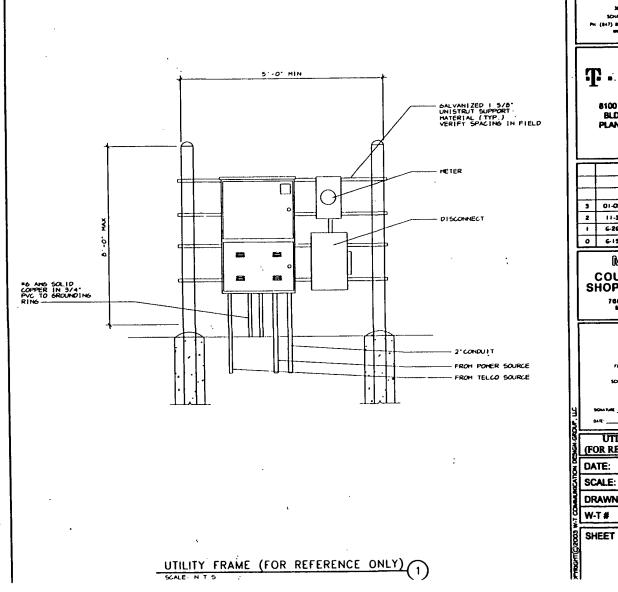
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POWER ONE LINE DIAGRAM SCALE, N.T.S.





W-T COMMUNICATION DESIGN GROUP, LLC

30 EAST SCALT DRIVE SCHALABLING, 81905 60193 PH (847) 895-3640 FAX (847) 895-9983 WHE WITCHCONCERNIC COM

T·-Mobile-

8100 SW 10TH STREET BLDG. 3, SUITE 1000 PLANTATION, FL 33324

<u></u>	01-09-04	POICE CHANGES
2	11-3-03	ZONING CHANGES
1	6-26-03	FOR CONSTRUCTION
0	6-19-03	POR CLIENT REVIEW

MD1049.A

COUNTRY CLUB SHOPPING CENTER

7660 NW 186TH ST. MIAMI, FL 33018 DADE COUNTY

SCOTE R TENPHANN FLORIDA LICENSE & 55900 39 EAST SCIALT DRIVE SCHALMBURG, BLINGS 60193

(PAL) <u>07/33/93</u> UTILITY FRAME

(FOR REFERENCE ONLY)

6-2-03 SCALE: AS NOTED

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W-T # T03327

NOT USED SCALE: N T 5

DESIGN GROUP, LLC

SCHALINGUAG, BLINGS 60193

PH (847) 895-3640 FAX (847) 895-9985

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8100 SW 10TH STREET

BLDG. 3, SUITE 1000

PLANTATION, FL 33324

FENCE CHANGES

ZONING CHANGES

POR CONSTRUCTION

FOR CLIENT REVIEW

ELECTRICAL NOTES: .

A - GENERAL

- ALL ELECTRICAL MORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (EDITION ACCEPTED BY LOCAL JURISDICTION) AND APPLICABLE LOCAL CODES
- GROUNDING SHALL COMPLY MITH ARTICLE 250 OF THE NATIONAL ELECTRIC CODE
- ALL ELECTRICAL EQUIPMENT AND ACCESSORIES SHALL BE U.L. APPROVED. A9
- ALL POWER MIRING SHALL BE STRANDED COPPER, TYPE THIN, AND
- GROWNDING ELECTRODE CONDUCTORS SHALL BE BARE. TIN COATED AND EQUIPMENT GROUND CONDUCTORS SHALL BE SOLID BARE OR GREED STRANGED INSULATED.
- ALL POWER WIRING SHALL BE INSTALLED IN GALVANIZED RIGID STEEL CONDUIT, EHT, OR PLEXIBLE LIQUIDTIGHT CONDUIT AS INDICATED
- CONTRACTOR SHALL OBTAIN ALL PERHITS, PAY PERHIT FEES, AND SCHEDULE INSPECTIONS.
- CONTRACTOR SHALL APPLY FOR ELECTRICAL SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS, SERVICE ROUTING, AND HETER SOCKET TYPE MITH LOCAL POWER COMPANY
- CONTRACTOR SHALL APPLY FOR TELEPHONE SERVICE AS SOON AS POSSIBLE AND COORDINATE REQUIREMENTS AND SERVICE ROUTING HITH TELEPHONE COMPANY.
- PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING AIG AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL
- MIERE LONG POWER CABLE RUNS PREVAIL, CONTRACTOR SHALL CALCULATE THE VOLTAGE DROP AND SIZE MIRES AND CONDUIT ACCORDINGLY
- NHERE TRANSFORMER IS REQUIRED FOR ELECTRICAL SERVICE. TRANSFORMER SECONDARY SHALL BE GROUNDED PER N E.C., ARTICLE 250-26.
- REFER TO DNG 4A FOR TYPICAL ELEVATIONS FOR CO-LOCATES AND LAND BUILDS

B - POWER CABLE AND SERVICE

- CONTRACTOR SHALL PROVIDE CONDUIT AND MIRING TO BIS AND VERIFY CONTINUED REPORT PROVIDE CONDUCT AND MINITED TO STOP VERTICAL EXACT CONDUCT RUPING RECEIVED STATE OF THE STOPP STATE OF THE STANDARDS OF ANSI. NEMA. AND IL. RECEIVED SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE NITH APPLICABLE REQUIREMENTS OF THE N.E.C.
- A COIL OF HIRE SHALL EXTEND A MINIMUM OF TO FEET FROM CONDUIT TO PERMIT TERMINATION BY OTHERS
- CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH 83 FLOORS AND ROOFS TO PREVENT HOISTURE PENETRATION OR VERHIN INFESTATION
- CONDUCTORS RUNNING ALONG HORIZONTAL SURFACES (ROOFTOP OR SLAB) SHALL BE INSTALLED IN RIGID CONDUIT.
- ALL VERTICAL RUNS OF POMER CABLE EXCEPTING DO FEET IN LENGTH SHALL BE SUPPORTED (PER 1996 N E C. ARTICLE 300) USING KELLUMS GRIPS OR ACCEPTABLE EQUAL CABLE SUPPORT SYSTEM
- WHERE A SEPARATE ELECTRICAL SERVICE DROP 15 ADDED. CONTRACTOR SHALL INSTALL PERMANENT SERVICE DISCONNECT OR GROUPING THEREOF, DENOTING ALL OTHER SERVICE ENTRANCES, LOCATION OF EACH AND THE AREAS SERVED BY EACH.
- HERE ELECTRICAL POWER IS TO BE SUB-FED FROM AN EXISTING DISTRIBUTION SYSTEM, THE FOLLOWING SHALL APPLY
 - CONTRACTOR SHALL PERFORM LOAD TESTING TO DETERMINE MAXIMUM FEEDER DEMAND PER ARTICLE 320-35(1) 1446 N.E. C. CONTRACTOR SHALL VERIFY METHER EXISTING FEEDER CAPACITY EXCEEDS VALUE CALCULATED PER ARTICLE 220-35(2) 1996 N E.C
 - EACH BRANCH CIRCUIT PROTECTIVE DEVICE SHALL HAVE SAME INTERRUPTING RATING AS EQUIPMENT SUPPLYING IT.
 - C) PREFERRED HEARS OF SUPPLY SHALL BE A BRANCH CIRCUIT PROTECTIVE DEVICE LOCATED IN EXISTING PANEL.
 - IF A BRANCH CIRCUIT PROTECTIVE DEVICE CANNOT BE OBTAINED OR SPACE 15 NOT AVAILABLE, A BRANCH CIRCUIT MAY BE TAPPED FROM EXISTING FEEDER CONDUCTORS USING AN INSTALLED 2-POLE FUSED DISCONDECT AND METER BASE PER ARTICLE 240-21(8) OF 1496 N.E. C. MITH TEN FOOT (10) MAXIMUM TAP CONDUCTORS. FUSED DISCONNECT SHALL BE LISTED SAME OR BETTER INTERRUPTING RATING AS EXISTING SOURCE OF SUPPLY

C - RF (COAX) AND LOW VOLTAGE CABLE

ROUTED USING HANGER BLOX OR ACCEPTABLE EQUAL ROUTED AS FOLLOWS:

OR INTERE SIMPLE HECHANICAL PROTECTION IS REQUIRED USE 12 x 3 COVERED MICROFLECT CABLE TRAT

CL RUNNING ALONG OR ADJACENT TO BTS PLATFORM. USE 12 X 3 OPEN OR COVERED ELECTRICAL LADDER TRAY

ELECTRICAL LEGEND:

SAFETY DISCONNECT SHITCH LJ,

HANUAL TRANSFER SHITCH

- KILOHATT HOUR HETER TRANSFORMER
- __ CIRCUIT BREAKER

6ROUND

- LIGHT FIXTURE
- LIGHT SHETCH
- AC GENERATOR CONNECTOR
- 6F1 DUPLEX RECEPTACLE
- P POHER HIRING
- --- 1 --- TELCO HIRING
- --- C --- GROUND HIRING
- -{[~]}-- FUSE

AMPERE

- AHPS INTERRUPTING CURRENT AMPS INTERRUPTING RATING
- ۲. CONDUIT
- GROUND
- KHH KILOHATT HOUR
- (N) NEN

(E)

- POLE
- SN SOLID NEUTRAL
- SHI TCH
- VOL T
- HIRE
- PHASE

ABBREVIATIONS

EXISTING 3 2

MID1049.A **COUNTRY CLUB** SHOPPING CENTER

01-09-04

11-3-03

6-26-03

6-19-03

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7660 NW 186TH ST MIAMI, FL 33015 DADE COUNTY

SCUIT & TREMANDE FICHER HEIN'S & 55900

39 EAST STALT DRIVE SCHAUMBURG REMOS 60193

SCHARLES

NOTES & LEGEND

DATE: 6-2-03

SCALE: AS NOTED

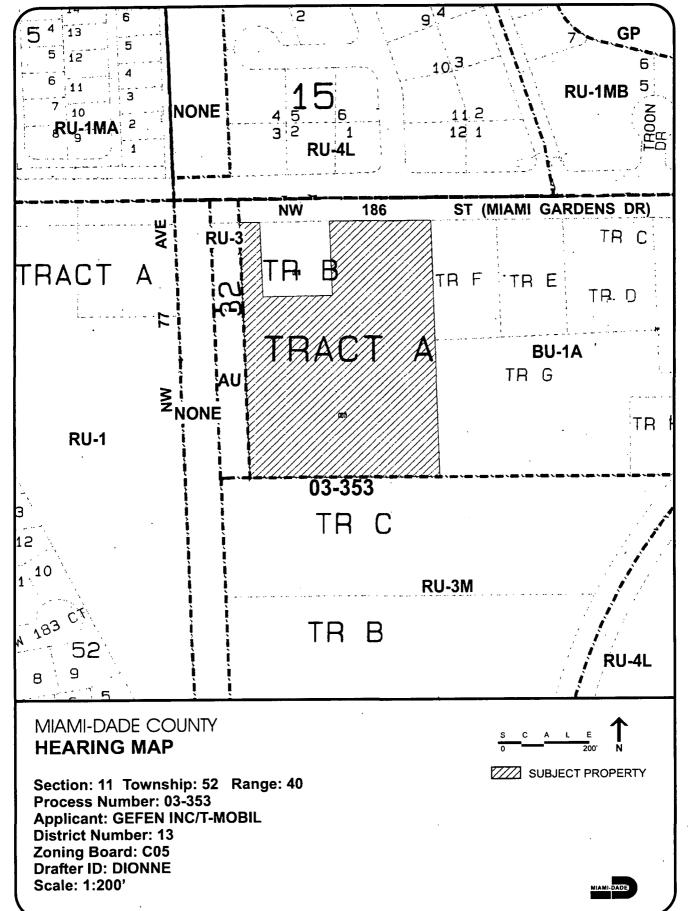
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NOTES AND LEGEND

SCALE N T 5





MIAMI-DADE COUNTY AERIAL

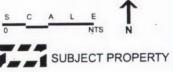
Section: 11 Township: 52 Range: 40

Process Number: 03-353

Applicant: GEFEN INC/T-MOBIL District Number: 13

District Number: 13 Zoning Board: C05 Drafter ID: DIONNE

Scale: NTS





A. COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL (Applicant)

04-4-CZ5-1 (03-353) Area 5/District 12 Hearing Date: 5/20/04

Property Owner (if different from applicant) Country Club Shopping Center, Inc.
Is there an option to purchase $\ \square$ / lease $\ \square$ the property predicated on the approval of the zoning request? Yes $\ \square$ No $\ \square$
Disclosure of interest form attached? Yes ☑ No □

Previous Zoning Hearings on the Property:

<u>Year</u>	Applicant	Request	Board	Decision
1982	Dom, Inc.	Zone change from AU and RU-3 to BU-1A.	BCC	Approved
1987	Teremar Corp.	Use variance to permit a package store in the BU-1A district.	ZAB	Approved w/conds.
1987	Bear's Entertainment	 Special exception to permit a bar with an amusement center & billiard room in a BU-1A district. Special exception to the spacing req. from other liquor store establishments. 	ZAB	Approved w/conds.
1990	Hector Garcia & Augustin Esposito	To permit plant nursery and car wash.Modif. of approved plans.Modif. of condition of covenant.	BCC	Approved w/conds.
1991	Bethl Assm. of God, Inc.	 Use variance to permit religious facility in BU-1A district. Modif. of approved plans. Modif of condition of covenant. 	BCC	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOAD - AREA 5 MOTION SLIP

APPLICANT'S NAME: COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL REPRESENTATIVE(S): Deborah Martohue **RESOLUTION NUMBER** HEARING DATE HEARING NUMBER CZAB5--04 04-4-CZ5-1 (03-353) April 22, 2004 **DEPT. REC:** Approval with conditions MOTION: WITHDRAW: APPLICATION **ITEMS** TO: May 20, 2004 INDEFINITELY W/Leave To Amend DEFER: WITH PREJUDICE DENY: WITHOUT PREJUDICE **ACCEPT REVISED PLANS** ACCEPT PROFFERED COVENANT PER DEPARTMENT PER D.I.C. APPROVE: PER REQUEST WITH STD. CONDITIONS OTHER: No hearing took place due to the absence of the court reporter. The chairman announced that the hearing would be deferred to May 20, 2004. There was no vote taken by the Board. ABSENT M/S NAME YES NO TITLE MS. Sharon FRANKLIN (C.A.) MR. Juan A. GARCIA MR. Archie E. MCKAY, JR. X VICE-CHAIRMAN Paul O'DELL MR. Leonardo A. PEREZ MR. Roberto P. SERRANO Jorge I. BONSEÑOR **CHAIRMAN** VOTE: to EXHIBITS: **COUNTY ATTORNEY: Shannon Summerset**

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 5

APPLICANT: Country Club Shopping Center, Inc. & T-Mobile PH: Z03-353 (04-4-CZ5-1)

SECTION: 11-52-40

DATE: May 20, 2004

COMMISSION DISTRICT: 12

ITEM NO.: A

A. INTRODUCTION

o REQUEST:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUEST:

The request will allow the applicant to construct a wireless supported service facility (telecommunications tower) and ancillary equipment on the subject site.

o LOCATION:

7600 N.W. 186 Street, Miami-Dade County, Florida.

o SIZE: 4.5 Acres.

o **IMPACT**:

Approval of this application will provide a service to the patrons of the telecommunication companies that install their equipment on the site. However, the height of the tower would visually impact the area. No public services will be impacted.

B. ZONING HEARINGS HISTORY:

In 1982, the Board of County Commissioners rezoned the subject property from RU-3, Four Unit Apartment House District, and AU, Agricultural District, to BU-1A, Limited Business District. In 1987, the Zoning Appeals Board grated a use variance that permitted a package store to operate in the BU-1A zoning district. Also in 1987, the Zoning Appeals Board granted two special exceptions that permitted a bar to operate in conjunction with an

amusement center and billiard room in the BU-1A zoning district and allowed same spaced closer to a church and another alcoholic beverage establishment than permitted. In 1990, the Board of County Commissioners allowed a car wash to operate on this site and allowed, on a temporary basis, a plant nursery to operate on this site. Modifications of previous resolutions were also granted that showed the aforementioned uses. In 1991, the Board of County Commissioners granted a use variance and modifications of previous resolutions that permitted a church to operate within the shopping center and allowed the submission of new plans that showed the aforementioned church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- 1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **business and office**.
- Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas (Land Use Element, page 1-43).

D. <u>NEIGHBORHOOD CHARACTERISTICS</u>:

ZONING LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center Business and Office

Surrounding Properties:

NORTH: BU-1A & RU-4L; restaurant & Residential, 2.5 to 6 dua

single family residences

SOUTH: RU-3M; townhouses Residential, 5 to 13 dua

EAST: BU-1A; commercial & office Business and Office

centers

WEST: RU-3, AU & RU-1; fire station, Residential, 5 to 13 dua &

vacant parcel, single family Residential, 2.5 to 6 dua homes, & parking area

The subject parcel is located on the south side of Miami Gardens Drive (NW 186 Street) and immediately east of NW 77 Avenue. The area where the subject property lies is characterized by single family and townhouse developments. On the north and south sides of Miami Gardens Drive, from NW 57 Avenue to NW 87 Avenue, there is a mixture of retail and multi-family uses.

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 3

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:
Location of Buildings:
Compatibility:
Landscape Treatment:
Open Space:
Buffering:
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable
Acceptable

Parking Layout/Circulation: Acceptable Visibility/Visual Screening: Acceptable

Energy Considerations:

Roof Installations:

Service Areas:

N/A

N/A

N/A

Signage:

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(18). Wireless Supported Facilities, including Antennas Support Structures.

This subsection provides for the establishment of criteria, after public hearing, to hear and grant applications to allow a Wireless Supported Service Facility, including Antenna Support Structures. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(a) Purpose. The purpose of this subsection is to create objective standards to regulate Wireless Supported Service Facilities, including Antenna Support Structures. Upon demonstration at public hearing that a zoning application for a Wireless Supported Service Facility, including Antenna Support Structures is in compliance with the standards herein and the underlying district regulations in section 33-36.2 and does not contravene the enumerated public interest standards established herein, the Wireless Supported Service Facility, including any Antenna Support Structure, shall be approved.

1. General standards

- a. The approval of the Wireless Support Facility shall not cause the subject property to fail to comply with any portion of this code or the Comprehensive Development Master Plan.
- b. The proposed Antenna Support Structure and related equipment shall comply with the underlying zoning district standard lot coverage regulations.
- c. c. The proposed Antenna Support Structure shall not involve any outdoor lighting fixture that casts light on the adjoining parcel of land at an intensity greater than that permitted by Section 33-4.1 of this code, unless providing

safety lighting as required by FCC or FAA regulations.

d. A non-camouflaged Antenna Support Structure 100 feet in height or less, shall be setback from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership a distance equal to 110 percent of the height of the Antenna Support Structure. A non-camouflaged Antenna Support Structure exceeding 100 feet in height shall be setback a minimum of 200 feet from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership, unless the Antenna Support Structure itself, excluding any Antennas attached thereto for the purposes of wireless communication, is otherwise substantially visually obscured by an intervening structure or landscaping (i.e., wall, building, trees etc.) in which case setback shall be equal to a minimum of 110 percent of the height of the Antenna Support Structure.

A survey, site plan or line of sight analysis illustrating this condition shall be provided by the applicant.

- e. The proposed Wireless Supported Service Facility shall provide adequate parking and loading and provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on abutting streets.
- f. The applicant's proposed Antenna Support Structure associated with the proposed Wireless Supported Service Facility shall be designed in such a manner that in the event of a structural failure, the failed portion of the Antenna Support Structure shall be totally contained within the parent tract.
- g. Proposed fences have the "unfinished" side, if any, directed inward toward the center of the leased parcel proposed for installation of the Antenna Support Structure and related equipment.
- h. Proposed fences will be constructed of durable materials and will not be comprised of chain link or other wire mesh, unless located in an AU or GU zoning districts.
- i. In the event a wall is used to screen the base of a non-camouflaged Antenna Support Structure or the equipment building structure, the wall shall be articulated to avoid the appearance of a "blank wall" when viewed from the adjoining property residentially zoned and developed under different ownership. In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - 1. Wall with landscaping. The wall shall be setback two and one-half (2 1/2) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the

condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:

- a. Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
- b. Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
- c. Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
- 2. Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

2. Health and safety standards

- a. The proposed Wireless Support Service Facility shall not block vehicular or pedestrian traffic on adjacent uses or properties.
- b. The proposed Wireless Supported Service Facility shall be accessible to permit entry onto the property by fire, police and emergency services
- c. The proposed Wireless Supported Service Facility shall comply with any applicable Miami-Dade County aviation requirements.
- d. Safe sight distance triangles are maintained pursuant to section 33-11 of this code.

3. Environmental standards

- a. The proposed Antenna Support Structure and related equipment shall not result in the destruction of trees that have a diameter at breast height (as defined in Section 18A-3.(J) of this code) of greater than 10 inches, unless the trees are among those listed in Section 24-60(4)(f) of this code.
- b. The proposed Wireless Supported Service Facility shall not be located in an officially designated natural forest community.
- c. The proposed Wireless Supported Service Facility shall not be located in an officially designated wildlife preserve.
- d. The applicant shall submit an environmental impact study prepared by a

licensed environmental firm that the proposed Wireless Supported Service Facility will not affect endangered or threatened species or designated critical habitats as determined by the Endangered Species Act of 1974; and that the facility will not have a substantial deleterious impact on wildlife or protected plant species.

- e. The applicant shall submit a historical analysis prepared by a professional cultural specialist that the proposed Wireless Supported Service Facility shall not affect districts, sites, buildings, structures or objects of American history, architecture, archeology, engineering or culture, that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida historic preservation regulations.
- f. The proposed Wireless Supported Service Facility shall not be located on an Indian Religious site.

4. Necessity standards

- a. The applicant shall establish that there are no available existing Wireless Supported Service Facilities or buildings within the prospective provider's search area suitable for the installation of the provider's proposed Antennas due to one or more of the following circumstances:
 - (i) existing Wireless Supporting Service Facilities or buildings within the search area have insufficient structural capacity to support the proposed antennas and related equipment; or
 - (ii) existing Wireless Supported Service Facilities or buildings within the search area are not of sufficient height to resolve the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility or to cure the signal interference problem in that area; or
 - (iii) the proposed Antenna would cause radio frequency interference or other signal interference problems with existing Wireless Supported Service Facilities or buildings, or the Antenna on the existing Wireless Supported Service Facilities or buildings may cause signal interference with the provider's proposed Wireless Supported Service Facility; or
 - (iv) the owner of an existing building or Wireless Supported Service Facility located within the provider's search area that has existing height and structural capacity and would otherwise resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems, has rejected the provider's reasonable attempts to locate its Wireless Supported Service Facility on its building or facility.

The applicant shall provide evidence of one or more criteria listed in 12(a-d) above with an affidavit from a radio frequency engineer, structural engineer, owner or authorized provider's representative acceptable to the Department, as applicable. For purposes of this section, search area shall mean the geographic area within which the provider can demonstrate that the Wireless Supported Service Facility must be located in order to resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems.

- b. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - i. signal interference problems; or
 - ii. the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility; and
 - iii will allow its customers to make and maintain wireless calls on a reliable basis as defined by the provider's quality criteria; and

5. Mitigation standards

- a. A non-camouflaged Antenna Support Structure or equipment building shall be located so that it does not obscure, in whole or in part, an existing view to any historically designated landmark, natural area, or natural water body (i.e., river, lake, ocean) from any residentially zoned property under different ownership.
- b. Existing landscaping, vegetation, trees, intervening buildings or permanent structures shall be utilized to the maximum extent possible to obscure the view of the non-camouflaged Antenna Support Structure from public right-of-way or residentially zoned property.
- c. Any proposed Antenna Support Structure shall be designed to accommodate the collocation of at least two (2) Providers.
- d. All new non-camouflaged Antenna Support Structures approved at public hearing after adoption of this Ordinance, when exceeding 125 feet in height, must be structurally designed to accommodate at least three (3) Providers.
- e. To minimize visual impact in all cases, new or reconstructed Antenna Support Structures shall:
 - (i) if non-camouflaged, utilize non-reflective galvanized finish or coloration to blend in with the natural environment unless Federal Aviation Administration painting or markings are otherwise required. The part of the Antenna Support Structure that is viewed against the sky and all Antennas attached thereto shall be a single color, either light gray or similar neutral color; the part of the Antenna Support

- Structure and all Antennas not viewed against the sky shall also be colored to blend with its surrounding background and harmonize with the color of existing structures or vegetation, as applicable; and
- (ii) be designed to preserve all vegetation to the maximum extent feasible to mitigate visual impact and create a buffer that harmonizes with the elements and characteristics of the existing parcel on which the Wireless Support Service Facility is located and adjacent properties; and
- (iii) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.
- f. A camouflaged Antenna Support Structure shall be designed as an artificial tree or to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles).
- g. To reduce the visual impact, an Antenna Support Structure readily observable from residentially zoned districts located within the immediate vicinity of the leased parcel shall be a camouflaged Antenna Support Structure, unless the provider can demonstrate that an Antenna Support Structure of a monopole type would be less visually obtrusive or would reduce proliferation of additional Antenna Support Structures within the immediate vicinity of the search area of the leased parcel and thus reduce the cumulative visual impact caused by future additional Antenna Support Structures in the immediate vicinity. In all cases, Antenna Support Structures of the guyed wire or self-supporting lattice type for the purposes of providing wireless telecommunications services only, shall be prohibited within the immediate vicinity of all existing residentially zoned districts and residential structures, except that the parent tract of the application property site may contain a residential structure.
- h. If a non-camouflaged Antenna Support Structure cannot be readily observed from residentially zoned property located within the immediate vicinity of the leased parcel, strongest support shall be given in the following order from most preferred to least preferred Antenna Support Structure type: existing Antenna Support Structures, existing buildings or structures, monopole, lattice or selfsupporting or, guyed wire.
- i. The architectural design, scale, mass, color, texture and building materials of any proposed equipment building structure shall be aesthetically harmonious with that of other existing or proposed structures or buildings on the parent and leased tracts and in the immediate vicinity.
- j. The accessory wireless equipment building used in conjunction with the proposed Wireless Supported Service Facility shall be designed to mitigate

visual impact and be comparable with the scale and character of the existing structures on the subject property and in the immediate vicinity, or blend into natural surrounding vegetation or buildings through the use of color, building materials, textures, fencing or landscaping to minimize visibility from or otherwise make the appearance of the accessory wireless equipment building the least visually obtrusive to adjacent uses and properties, as well as pedestrian and vehicular traffic.

- (b) Alternative Development Option for Any Wireless Supported Facility, Including Antenna Support Structures. Upon appeal or direct application in specific cases to hear and grant approval, approval with conditions or denial of applications for an alternative site development option applicable to Wireless Supported Service Facilities, including Antenna Support Structures, approved pursuant to the standards set forth in Section 33-311(A)(18)(a) above and in section 33-36.2, based on the following:
 - 1. Setbacks. An alternative development option setback for Antenna Support Structures and/or accessory wireless equipment buildings shall be approved after public hearing upon demonstration that the Antenna Support Structure is designed so that if the structure fails the failed portion of the structure will be contained within the parent tract and upon demonstration of the following:
 - (a) the applicant has obtained the recordable consent of the owner(s) of the property abutting the property line from which relief from the setback requirement is requested; and
 - (b) the applicant demonstrates that the setback requirement cannot be met on the property; and
 - 1. that any feasible alternative site available is in closer proximity to single family, duplex or agriculturally zoned property; or
 - 2. that the modification to the setback requirement will reduce the visual impact of the Wireless Supported Service Facility; or
 - the location of an Antenna Support Structure on a parcel that satisfies all setback and fall zone requirements will create a greater visual impact on adjacent or surrounding residential uses than the proposed site that requires a reduction of applicable setback requirements.
 - 2. Landscaping. An alternative site development option from the landscape requirements set forth in Sec. 18A-1(B)(2)(d) shall be granted to allow a Wireless Supported Service Facility to be screened in a manner other than as provided in that section upon demonstration by the applicant that the alternate method of landscape screening proposed mitigates the visual impact of the Wireless Supported Service Facility as effectively as screening in accordance with Sec.18A-

1(B)(2)(d).

- 3. Lot Area/ Parent Tract. An alternative development option from the minimum parent tract area required by this subsection for any Wireless Supported Service Facility shall be approved upon demonstration of the following:
 - a. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying zoning district regulations or regulations of this subsection, which ever is greater; and
 - b. the lot area is not less than ninety (90) percent of the minimum lot area required by the underlying zoning district regulations; and
 - c. the density of the proposed alternative development does not exceed that permitted by the underlying zoning district regulations.
- 4. Federal Telecommunications Act. Notwithstanding the foregoing, a Wireless Supported Service Facility including a Antenna Support Structure shall be permitted in any zoning district where necessary to avoid the prohibition or effective prohibition of the provision of personal wireless services or discrimination among wireless service providers as contemplated by the Federal Telecommunications Act, 47 U.S.C. § 332 (1996), as amended.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. <u>NEIGHBORHOOD SERVICES:</u>

No objection
No objection

Country Club Shopping Center, Inc. & T-Mobile Z03-353
Page 11

Schools

No comment

* subject to conditions stated in their attached memorandum

H. ANALYSIS:

This application was deferred from the April 22, 2004 meeting of the Community Zoning Appeals Board-5 due to the absence of a court reporter.

The subject property is located at 7600 NW 186 Street and is developed with a shopping center. The applicants are seeking approval to permit a wireless supported facility including an antenna support structure within a 24' x 33'-10" area centrally located within the existing parking area of the shopping center. The proposed 100' high wireless telecommunications tower will be camouflaged as a flagpole and the antenna will be mounted within same. A 10' x 15' equipment pad will be located next to the cell tower and the entire 24' x 33'-10" area will be surrounded by a 6' high wood fence and landscaping. The applicant has requested that this application be analyzed only under Section 33-311(A)(18), the standards for Wireless Supported Service Facilities, including Antenna Support Structures.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application. This application does not generate any new additional peak hour vehicle trips.

This application will allow the applicants and other telecommunication service companies to provide a service to their patrons by constructing a 100' high telecommunications tower, camouflaged as a flag pole, and an antenna support structure on the subject site. This application is **consistent** with the Comprehensive Development Master Plan which designates this area for Business and Office use on the Land Use Plan (LUP) map. The Master Plan states that neighborhood- or community-serving institutional uses and utilities may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category.

When analyzed under Section 33-311(A)(18), the standards for wireless supported facilities, including antennas support structures, this application complies with same. Among other things, the proposed wireless supported service facility will comply with all of the requirements of the underlying BU-1A zoning, will provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on adjacent uses or properties, and will be accessible to provide entry onto the property by fire, police, and emergency services. Additionally, the proposed facility will not be located in an officially designated natural forest community, wildlife preserve, on an Indian Religious site, and will not affect sites, buildings, etc. that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida Historic Preservation regulations. The proposed facility will not result in the destruction of trees that have a diameter breast of greater than ten inches, will accommodate the collocation of at least two (2) providers, and is designed as a flag pole. Further, the owner of an existing wireless supported service facility located within the provider's search area has rejected the provider's reasonable attempts to locate its wireless supported facility on its facility and a second possible site did

not have sufficient height to resolve the lack of wireless service coverage or capacity in the area. Accordingly, staff recommends approval of this application with conditions under Sections 33-311(A)(18).

I. RECOMMENDATION: Approval with conditions.

J. CONDITIONS:

- 1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited thereto, location of structure or structures, location of boat docks and/or fishing pier, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated stamped received April 14, 2004 and consisting of 11 pages.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
- 5. That the applicants obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
- 6. That the applicant comply with all the conditions of the Aviation Department for applications of this type.
- 7. That the applicant obtain FAA approval for the proposed facility prior to building permit issuance.

DATE INSPECTED:

03/23/04

DATE TYPED:

03/31/04

DATE REVISED:

04/06/04; 04/15/04; 05/03/04

DATE FINALIZED:

05/03/04

DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of Planning and Zoning



MEMORANDUM



TO:

Diane Of Quanty Williams Aprecior Department of Klaming and Zoning

DATE:

March 15, 2004

MAR 2 2 2004

SUBJECT:

C-05 #Z2003000353

Gefen Inc./T-Mobil 7660 NW 186th Street

UU to Permit a Communication Tower

(3.69 Ac.) 11-52-40

FROM:

Alyce M. Robertson, Assistant Director Environmental Resources Management

pical of Manning a **Zernin**g

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water

Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

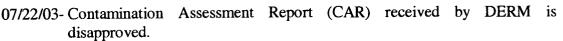
DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following:

Folio No. 34-2103-001-0710 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.

- 04/07/95- Notice of Required Testing Plan (NORTP) is due for submittal to DERM.
- 06/14/95- NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.
- 07/17/95- NORTP submittal pending review.
- 07/21/95- NORT Report (NORTR) due for submittal to DERM.
- 11/22/95- NORTR is received and pending review.
- 11/30/95- Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.
- 04/17/96- CAR submittal received and pending review.
- 04/25/96- CAR Addendum (CARA) is due for submittal to DERM.
- 06/14/96- DERM conducted a Hazardous Waste Inspection of the subject site.
- 08/08/96 -Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed by DERM pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.

Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.

- 03/06/03-Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.
- 03/10/03- DERM issued a formal NOV to the responsible parties for the violation.
- 06/26/03-No response to the NOV received, therefore DERM issued a Final Notice Prior To Court Action.



08/11/03- CAR Addendum (CARA) for the site is due.

10/31/03- DERM approved a request for a 30-day extension of time.

12/16/03-DERM sent letter requesting the \$462.00 review fee for the CARA submittal.

01/05/04- CARA review fee is received by DERM, CARA review by DERM is underway.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-353 CZAB-5 Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Country Club Shopping Center, Inc. & T-Mobile

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A. Pino, P.L.S.

APR. 15 2004

Date



Hearing Number: 203-353. ☐ Yes ☐ No Request:_____ Plans: Recommendation: Approved Approved with conditions Approved with no change from previous submittal Denial Defer to DIC comments Estimated number of alarms generated annually by application: If there is an impact, below is the service availability: Grid P/72 DU/SF Station District Occupancy Type No Impact Impact of additional calls on closest station: Minimal Impact Moderate Impact Severe Impact Planned Service to Mitigate: Year to be Completed Service Location □ None THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES

THIS REVIEW IS FOR SERVICE IMPACT AND SERVICE AVAILABILITY ONLY AND DOES NOT CONSTITUTE NOR IMPLY SITE PLAN APPROVAL.

ALL SITE PLANS MUST BE REVIEWED AND APPROVED BY THE MIAMI-DADE FIRE RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS.

Reviewed by:

Barbara J. Matthews

Phone: (786) 331-4542

Date: 1 / 2 / / 6

Revised 1/23/04/BJM

TEAM METRO NW OFFICE

ENFORCEMENT HISTORY

COUNTRY CLUB SHOPPING CENTER INC./T-MOBIL	7600 NW 186 STREET, MIAMI- DADE COUNTY, FLORIDA		
APPLICANT	ADDRESS		
04/04/04	HEARING NUMBER		
DATE	03-353		

CURRENT ENFORCEMENT HISTORY:

<u>03/30/04-</u> FIELD INSPECTION REVEALED AN ALUMINUM ROOF STRUCTURE ATTACHED TO THE WEST SIDE OF THE PRINCIPAL BUILDING LOCATED AT 7882 NW 186 ST. THE BUSINESS WAS IDENTIFIED AS "COLOMBIA LINDA RESTAURANT". A REFERRAL WAS MADE TO THE MIAMI-DADE BUILDING DEPARTMENT IN ORDER TO ADDRESS THE FACT THERE IS NO RECORD OF A BUILDING PERMIT FOR THE SUBJECT STRUCTURE.

NO OTHER ENFORCEMENT HISTORY IS ON RECORD.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interestl. CORPORATION NAME: . Percentage of Stock NAME AND ADDRESS If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME: Percentage of Interest NAME AND ADDRESS _______ If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests). PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Percent of Ownership NAME AND ADDRESS

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: COUNTRY CLUB SHOPPING CENTER, INC	
NAME AND ADDRESS	Percentage of Stock
FELIPE A VALLS - 3663 SW 8TY ST, PH - MIAMI FL 33135	47.5%
ENZO DIM 15E - 3663 SW 8-4 ST, PH-MIAMI FL 33135	47.5%
CARLOS FORMS DE NAVARDA - 3663 SU 874 ST, P4 HIAM, FL 33135	5%
If a TRUST or ESTATE owns or leases the subject property, list the trust ben interest held by each. [Note: Where beneficiaries are other than natural persons be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME:	s, further disclosure shall
	_
NAME AND ADDRESS	Percentage of Interest
	<u> </u>
If a PARTNERSHIP owns or leases the subject property, list the principals inclupartners. [Note: Where partner(s) consist of other partnership(s), { corporation entities, further disclosure shall be made to identify the natural persons having interests].	on(s), trust(s) or similar
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER: NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest Date of contract: If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. Signature: Caulo Toxel Ol DOW V. P.

(Applicant) Sworn to and subscribed before me this 2954 day of 0000000. Affiant is personally known to me or has produced OFFICIAL NOTARY SEAL (Notary Public) **EDUARDO S HERBUT** COMMISSION NUMBER
DD140647
MY COMMISSION EXPIRES
AUG. 19,2006 My commission expires _ Aug 19, 2003 AUG. 19,2006

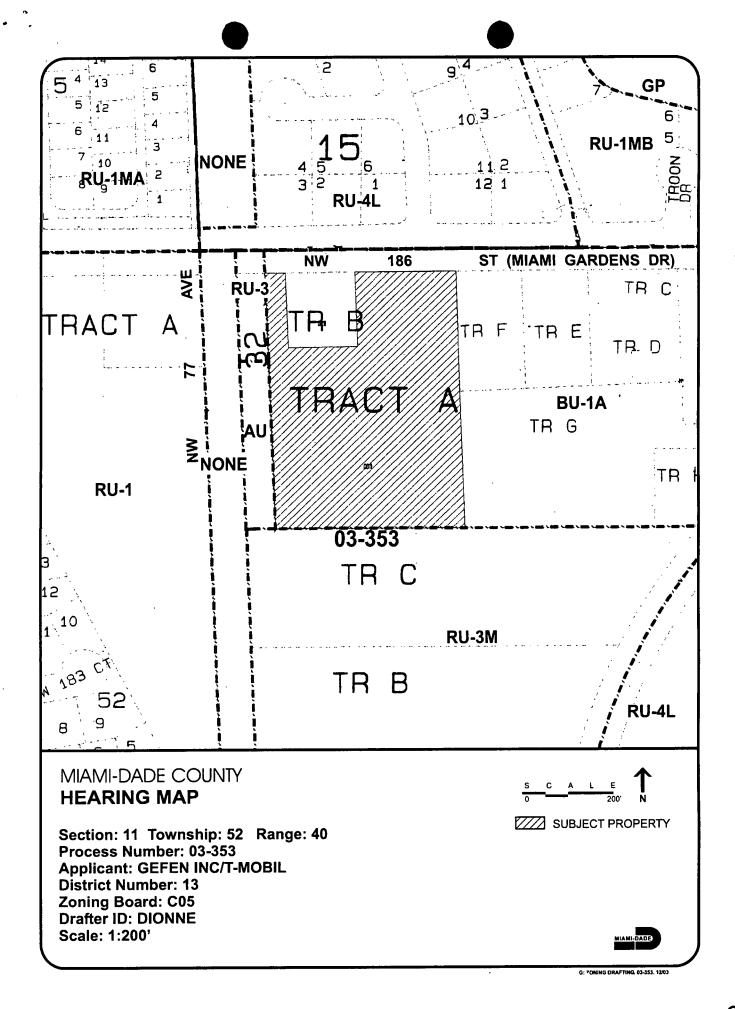
If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests). NAME OF PURCHASER: NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest Date of contract:_____ If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief. (Applicant) Sworn to and subscribed before me this 21 day of odober , 2003. Affiant is personally known to as identification. me or has produced ARMANDO FERNANDEZ Notary Public - State of Florida My Commission Expires Sep 4, 2006 Commission # DD147769 My commission expires Sept 4, 08 Bonded By National Notary Asen.

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below.

^{*}Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





MIAMI-DADE COUNTY

AERIAL

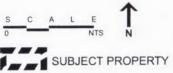
Section: 11 Township: 52 Range: 40

Process Number: 03-353

Applicant: GEFEN INC/T-MOBIL

District Number: 13 Zoning Board: C05 Drafter ID: DIONNE

Scale: NTS





1. COUNTRY CLUB SHOPPING CENTER, INC./T-MOBIL (Applicant)

.04-4-CZ5-1 (03-353) Area 5/District 12 Hearing Date: 4/22/04

Property Owner (if different from applicant) Country Club Shopping Center, Inc.					
Is there an option to purchase $\ \square$ / lease $\ \square$ the property predicated on the approval of the zoning request? Yes $\ \square$ No $\ \square$					
Disclosure of interest form attached? Yes ☑ No □					
Previous Zoning Hearings on the Property:					

<u>Year</u>	Applicant	Request	Board	Decision
1982	Dom, Inc.	Zone change from AU and RU-3 to BU-1A.	ВСС	Approved
1987	Teremar Corp.	Use variance to permit a package store in the BU-1A district.	ZAB	Approved w/conds.
1987	Bear's Entertainment	 Special exception to permit a bar with an amusement center & billiard room in a BU-1A district. Special exception to the spacing req. from other liquor store establishments. 	ZAB	Approved w/conds.
1990	Hector Garcia & Augustin Esposito	To permit plant nursery and car wash.Modif. of approved plans.Modif. of condition of covenant.	BCC	Approved w/conds.
1991	Bethl Assm. of God, Inc.	 Use variance to permit religious facility in BU-1A district. Modif. of approved plans. Modif of condition of covenant. 	всс	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING RECOMMENDATION TO COMMUNITY COUNCIL No. 5

APPLICANT: Country Club Shopping Center, Inc. & T-Mobile PH: Z03-353 (04-4-CZ5-1)

SECTION:

11-52-40

DATE: April 22, 2004

COMMISSION DISTRICT: 12

ITEM NO.:

A. INTRODUCTION

o REQUEST:

SPECIAL EXCEPTION to permit a wireless supported service facility including antenna support structure.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exceptions, Unusual and New Uses).

Plans are on file and may be examined in the Zoning Department entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated 6-2-03 and consisting of 4 pages. Plans may be modified at public hearing.

o SUMMARY OF REQUEST:

The request will allow the applicant to construct a wireless supported service facility (telecommunications tower) and ancillary equipment on the subject site.

o LOCATION:

7600 N.W. 186 Street, Miami-Dade County, Florida.

o SIZE: 4.5 Acres.

o IMPACT:

Approval of this application will provide a service to the patrons of the telecommunication companies that install their equipment on the site. However, the height of the tower would visually impact the area. No public services will be impacted.

B. ZONING HEARINGS HISTORY:

In 1982, the Board of County Commissioners rezoned the subject property from RU-3, Four Unit Apartment House District, and AU, Agricultural District, to BU-1A, Limited Business District. In 1987, the Zoning Appeals Board grated a use variance that permitted a package store to operate in the BU-1A zoning district. Also in 1987, the Zoning Appeals Board granted two special exceptions that permitted a bar to operate in conjunction with an

amusement center and billiard room in the BU-1A zoning district and allowed same spaced closer to a church and another alcoholic beverage establishment than permitted. In 1990, the Board of County Commissioners allowed a car wash to operate on this site and allowed, on a temporary basis, a plant nursery to operate on this site. Modifications of previous resolutions were also granted that showed the aforementioned uses. In 1991, the Board of County Commissioners granted a use variance and modifications of previous resolutions that permitted a church to operate within the shopping center and allowed the submission of new plans that showed the aforementioned church.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

- The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for business and office.
- Neighborhood- or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas (Land Use Element, page 1-43).

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

BU-1A; shopping center

Business and Office

Surrounding Properties:

EAST:

NORTH: BU-1A & RU-4L; restaurant &

single family residences

Residential, 2.5 to 6 dua

SOUTH: RU-3M; townhouses

Residential, 5 to 13 dua

BU-1A: commercial & office

centers

Business and Office

RU-3, AU & RU-1; fire station, WEST:

vacant parcel, single family

homes, & parking area

Residential, 5 to 13 dua & Residential, 2.5 to 6 dua

The subject parcel is located on the south side of Miami Gardens Drive (NW 186 Street) and immediately east of NW 77 Avenue. The area where the subject property lies is characterized by single family and townhouse developments. On the north and south sides of Miami Gardens Drive, from NW 57 Avenue to NW 87 Avenue, there is a mixture of retail and multi-family uses.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site: Location of Buildings:

Compatibility:

Landscape Treatment: Open Space:

Buffering: Access:

Parking Layout/Circulation:

Visibility/Visual Screening: Energy Considerations:

Roof Installations: Service Areas: Signage:

Urban Design:

Acceptable

Acceptable

Acceptable Acceptable

Acceptable Acceptable

Acceptable

Acceptable Acceptable

N/A N/A

N/A N/A

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(18). Wireless Supported Facilities, including Antennas Support Structures.

This subsection provides for the establishment of criteria, after public hearing, to hear and grant applications to allow a Wireless Supported Service Facility, including Antenna Support Structures. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(a) Purpose. The purpose of this subsection is to create objective standards to regulate Wireless Supported Service Facilities, including Antenna Support Structures. Upon demonstration at public hearing that a zoning application for a Wireless Supported Service Facility, including Antenna Support Structures is in compliance with the standards herein and the underlying district regulations in section 33-36.2 and does not contravene the enumerated public interest standards established herein, the Wireless Supported Service Facility, including any Antenna Support Structure, shall be approved.

1. General standards

- a. The approval of the Wireless Support Facility shall not cause the subject property to fail to comply with any portion of this code or the Comprehensive Development Master Plan.
- b. The proposed Antenna Support Structure and related equipment shall comply with the underlying zoning district standard lot coverage regulations.
- c. c. The proposed Antenna Support Structure shall not involve any outdoor lighting fixture that casts light on the adjoining parcel of land at an intensity greater than that permitted by Section 33-4.1 of this code, unless providing

safety lighting as required by FCC or FAA regulations.

d. A non-camouflaged Antenna Support Structure 100 feet in height or less, shall be setback from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership a distance equal to 110 percent of the height of the Antenna Support Structure. A non-camouflaged Antenna Support Structure exceeding 100 feet in height shall be setback a minimum of 200 feet from the property line of any existing residential dwelling and the property line of the nearest residentially zoned property located on a contiguous or adjacent parcel of land under different ownership, unless the Antenna Support Structure itself, excluding any Antennas attached thereto for the purposes of wireless communication, is otherwise substantially visually obscured by an intervening structure or landscaping (i.e., wall, building, trees etc.) in which case setback shall be equal to a minimum of 110 percent of the height of the Antenna Support

A survey, site plan or line of sight analysis illustrating this condition shall be provided by the applicant.

- e. The proposed Wireless Supported Service Facility shall provide adequate parking and loading and provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on abutting streets.
- f. The applicant's proposed Antenna Support Structure associated with the proposed Wireless Supported Service Facility shall be designed in such a manner that in the event of a structural failure, the failed portion of the Antenna Support Structure shall be totally contained within the parent tract.
- g. Proposed fences have the "unfinished" side, if any, directed inward toward the center of the leased parcel proposed for installation of the Antenna Support Structure and related equipment.
- h. Proposed fences will be constructed of durable materials and will not be comprised of chain link or other wire mesh, unless located in an AU or GU zoning districts.
- i. In the event a wall is used to screen the base of a non-camouflaged Antenna Support Structure or the equipment building structure, the wall shall be articulated to avoid the appearance of a "blank wall" when viewed from the adjoining property residentially zoned and developed under different ownership. In an effort to prevent graffiti vandalism, the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - 1. Wall with landscaping. The wall shall be setback two and one-half (2 1/2) feet from the right-of-way line and the resulting setback area shall contain a continuous extensively landscaped buffer which must be maintained in a good healthy condition by the property owner, or where applicable, by the

condominium, homeowners or similar association. The landscape buffer shall contain one (1) or more of the following planting materials:

- a. Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
- b. Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
- c. Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
- 2. Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

2. Health and safety standards

- a. The proposed Wireless Support Service Facility shall not block vehicular or pedestrian traffic on adjacent uses or properties.
- b. The proposed Wireless Supported Service Facility shall be accessible to permit entry onto the property by fire, police and emergency services
- c. The proposed Wireless Supported Service Facility shall comply with any applicable Miami-Dade County aviation requirements.
- d. Safe sight distance triangles are maintained pursuant to section 33-11 of this code.

3. Environmental standards

- a. The proposed Antenna Support Structure and related equipment shall not result in the destruction of trees that have a diameter at breast height (as defined in Section 18A-3.(J) of this code) of greater than 10 inches, unless the trees are among those listed in Section 24-60(4)(f) of this code.
- b. The proposed Wireless Supported Service Facility shall not be located in an officially designated natural forest community.
- c. The proposed Wireless Supported Service Facility shall not be located in an officially designated wildlife preserve.
- d. The applicant shall submit an environmental impact study prepared by a

licensed environmental firm that the proposed Wireless Supported Service Facility will not affect endangered or threatened species or designated critical habitats as determined by the Endangered Species Act of 1974; and that the facility will not have a substantial deleterious impact on wildlife or protected plant species.

- e. The applicant shall submit a historical analysis prepared by a professional cultural specialist that the proposed Wireless Supported Service Facility shall not affect districts, sites, buildings, structures or objects of American history, architecture, archeology, engineering or culture, that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida historic preservation regulations.
- f. The proposed Wireless Supported Service Facility shall not be located on an Indian Religious site.

4. Necessity standards

- a. The applicant shall establish that there are no available existing Wireless Supported Service Facilities or buildings within the prospective provider's search area suitable for the installation of the provider's proposed Antennas due to one or more of the following circumstances:
 - (i) existing Wireless Supporting Service Facilities or buildings within the search area have insufficient structural capacity to support the proposed antennas and related equipment; or
 - (ii) existing Wireless Supported Service Facilities or buildings within the search area are not of sufficient height to resolve the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility or to cure the signal interference problem in that area; or
 - the proposed Antenna would cause radio frequency interference or other signal interference problems with existing Wireless Supported Service Facilities or buildings, or the Antenna on the existing Wireless Supported Service Facilities or buildings may cause signal interference with the provider's proposed Wireless Supported Service Facility; or
 - the owner of an existing building or Wireless Supported Service Facility located within the provider's search area that has existing height and structural capacity and would otherwise resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems, has rejected the provider's reasonable attempts to locate its Wireless Supported Service Facility on its building or facility.

The applicant shall provide evidence of one or more criteria listed in 12(a-d) above with an affidavit from a radio frequency engineer, structural engineer, owner or authorized provider's representative acceptable to the Department, as applicable. For purposes of this section, search area shall mean the geographic area within which the provider can demonstrate that the Wireless Supported Service Facility must be located in order to resolve the lack of wireless service coverage, a deficiency in capacity or signal interference problems.

- b. The applicant shall demonstrate that the proposed Wireless Supported Service Facility will cure:
 - i. signal interference problems; or
 - ii. the lack of wireless service coverage or capacity in the area intended to be served by the proposed Wireless Supported Service Facility; and
 - iii will allow its customers to make and maintain wireless calls on a reliable basis as defined by the provider's quality criteria; and

5. Mitigation standards

- a. A non-camouflaged Antenna Support Structure or equipment building shall be located so that it does not obscure, in whole or in part, an existing view to any historically designated landmark, natural area, or natural water body (i.e., river, lake, ocean) from any residentially zoned property under different ownership.
- b. Existing landscaping, vegetation, trees, intervening buildings or permanent structures shall be utilized to the maximum extent possible to obscure the view of the non-camouflaged Antenna Support Structure from public right-of-way or residentially zoned property.
- c. Any proposed Antenna Support Structure shall be designed to accommodate the collocation of at least two (2) Providers.
- d. All new non-camouflaged Antenna Support Structures approved at public hearing after adoption of this Ordinance, when exceeding 125 feet in height, must be structurally designed to accommodate at least three (3) Providers.
- e. To minimize visual impact in all cases, new or reconstructed Antenna Support Structures shall:
 - (i) if non-camouflaged, utilize non-reflective galvanized finish or coloration to blend in with the natural environment unless Federal Aviation Administration painting or markings are otherwise required. The part of the Antenna Support Structure that is viewed against the sky and all Antennas attached thereto shall be a single color, either light gray or similar neutral color; the part of the Antenna Support

Structure and all Antennas not viewed against the sky shall also be colored to blend with its surrounding background and harmonize with the color of existing structures or vegetation, as applicable; and

- (ii) be designed to preserve all vegetation to the maximum extent feasible to mitigate visual impact and create a buffer that harmonizes with the elements and characteristics of the existing parcel on which the Wireless Support Service Facility is located and adjacent properties; and
- (iii) shall be designed to be harmonious with the architectural elements of the surrounding structures, such as bulk, massing and scale of surrounding properties; or be designed to blend and be harmonious with the principal structure on the property on which the Antenna Support Structure is proposed to be constructed and installed.
- f. A camouflaged Antenna Support Structure shall be designed as an artificial tree or to serve a purpose other than supporting antennas (i.e., lighting of sports facilities, transmission of electrical and/or telephone lines, flag poles).
- g. To reduce the visual impact, an Antenna Support Structure readily observable from residentially zoned districts located within the immediate vicinity of the leased parcel shall be a camouflaged Antenna Support Structure, unless the provider can demonstrate that an Antenna Support Structure of a monopole type would be less visually obtrusive or would reduce proliferation of additional Antenna Support Structures within the immediate vicinity of the search area of the leased parcel and thus reduce the cumulative visual impact caused by future additional Antenna Support Structures in the immediate vicinity. In all cases, Antenna Support Structures of the guyed wire or self-supporting lattice type for the purposes of providing wireless telecommunications services only, shall be prohibited within the immediate vicinity of all existing residentially zoned districts and residential structures, except that the parent tract of the application property site may contain a residential structure.
- h. If a non-camouflaged Antenna Support Structure cannot be readily observed from residentially zoned property located within the immediate vicinity of the leased parcel, strongest support shall be given in the following order from most preferred to least preferred Antenna Support Structure type: existing Antenna Support Structures, existing buildings or structures, monopole, lattice or self-supporting or, guyed wire.
- i. The architectural design, scale, mass, color, texture and building materials of any proposed equipment building structure shall be aesthetically harmonious with that of other existing or proposed structures or buildings on the parent and leased tracts and in the immediate vicinity.
- j. The accessory wireless equipment building used in conjunction with the proposed Wireless Supported Service Facility shall be designed to mitigate

visual impact and be comparable with the scale and character of the existing structures on the subject property and in the immediate vicinity, or blend into natural surrounding vegetation or buildings through the use of color, building materials, textures, fencing or landscaping to minimize visibility from or otherwise make the appearance of the accessory wireless equipment building the least visually obtrusive to adjacent uses and properties, as well as pedestrian and vehicular traffic.

- (b) Alternative Development Option for Any Wireless Supported Facility, Including Antenna Support Structures. Upon appeal or direct application in specific cases to hear and grant approval, approval with conditions or denial of applications for an alternative site development option applicable to Wireless Supported Service Facilities, including Antenna Support Structures, approved pursuant to the standards set forth in Section 33-311(A)(18)(a) above and in section 33-36.2, based on the following:
 - 1. Setbacks. An alternative development option setback for Antenna Support Structures and/or accessory wireless equipment buildings shall be approved after public hearing upon demonstration that the Antenna Support Structure is designed so that if the structure fails the failed portion of the structure will be contained within the parent tract and upon demonstration of the following:
 - (a) the applicant has obtained the recordable consent of the owner(s) of the property abutting the property line from which relief from the setback requirement is requested; and
 - (b) the applicant demonstrates that the setback requirement cannot be met on the property; and
 - 1. that any feasible alternative site available is in closer proximity to single family, duplex or agriculturally zoned property; or
 - that the modification to the setback requirement will reduce the visual impact of the Wireless Supported Service Facility; or
 - the location of an Antenna Support Structure on a parcel that satisfies all setback and fall zone requirements will create a greater visual impact on adjacent or surrounding residential uses than the proposed site that requires a reduction of applicable setback requirements.
 - 2. Landscaping. An alternative site development option from the landscape requirements set forth in Sec. 18A-1(B)(2)(d) shall be granted to allow a Wireless Supported Service Facility to be screened in a manner other than as provided in that section upon demonstration by the applicant that the alternate method of landscape screening proposed mitigates the visual impact of the Wireless Supported Service Facility as effectively as screening in accordance with Sec.18A-

1(B)(2)(d).

- 3. Lot Area/ Parent Tract. An alternative development option from the minimum parent tract area required by this subsection for any Wireless Supported Service Facility shall be approved upon demonstration of the following:
 - a. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying zoning district regulations or regulations of this subsection, which ever is greater; and
 - b. the lot area is not less than ninety (90) percent of the minimum lot area required by the underlying zoning district regulations; and
 - c. the density of the proposed alternative development does not exceed that permitted by the underlying zoning district regulations.
- 4. Federal Telecommunications Act. Notwithstanding the foregoing, a Wireless Supported Service Facility including a Antenna Support Structure shall be permitted in any zoning district where necessary to avoid the prohibition or effective prohibition of the provision of personal wireless services or discrimination among wireless service providers as contemplated by the Federal Telecommunications Act, 47 U.S.C. § 332 (1996), as amended.

Section 33-311(A)(3). Special exceptions, unusual and new uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

G. NEIGHBORHOOD SERVICES:

DERM
Public Works
Parks
No objection
MDTA
No objection
No objection
No objection
No objection
No objection
No objection
No objection
No objection

Schools

No comment

* subject to conditions stated in their attached memorandum

H. ANALYSIS:

The subject property is located at 7600 NW 186 Street and is developed with a shopping center. The applicants are seeking approval to permit a wireless supported facility including an antenna support structure within a 24' x 33'-10" area centrally located within the existing parking area of the shopping center. The proposed 100' high wireless telecommunications tower will be camouflaged as a flagpole and the antenna will be mounted within same. A 10' x 15' equipment pad will be located next to the cell tower and the entire 24' x 33'-10" area will be surrounded by a 6' high wood fence and landscaping. The applicant has requested that this application be analyzed only under Section 33-311(A)(18), the standards for Wireless Supported Service Facilities, including Antenna Support Structures.

The Department of Environmental Resources Management (DERM) has no objections to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has no objections to this application. This application does not generate any new additional peak hour vehicle trips.

This application will allow the applicants and other telecommunication service companies to provide a service to their patrons by constructing a 100' high telecommunications tower, camouflaged as a flag pole, and an antenna support structure on the subject site. This application is **consistent** with the Comprehensive Development Master Plan which designates this area for Business and Office use on the Land Use Plan (LUP) map. The Master Plan states that neighborhood- or community-serving institutional uses and utilities may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category.

When analyzed under Section 33-311(A)(18), the standards for wireless supported facilities. including antennas support structures, this application complies with same. Among other things, the proposed wireless supported service facility will comply with all of the requirements of the underlying BU-1A zoning, will provide ingress and egress so that vehicles servicing the facility will not block vehicular and pedestrian traffic on adjacent uses or properties, and will be accessible to provide entry onto the property by fire, police, and emergency services. Additionally, the proposed facility will not be located in an officially designated natural forest community, wildlife preserve, on an Indian Religious site, and will not affect sites, buildings, etc. that are listed in the National Register of Historic Places or applicable Miami-Dade County or State of Florida Historic Preservation regulations. The proposed facility will not result in the destruction of trees that have a diameter breast of greater than ten inches, will accommodate the collocation of at least two (2) providers, and is designed as a flag pole. Further, the owner of an existing wireless supported service facility located within the provider's search area has rejected the provider's reasonable attempts to locate its wireless supported facility on its facility and a second possible site did not have sufficient height to resolve the lack of wireless service coverage or capacity in the area. Accordingly, staff recommends approval of this application with conditions under Sections 33-311(A)(18).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

- That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited thereto, location of structure or structures, location of boat docks and/or fishing pier, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
- 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "T-mobile Country Club Shopping Center," as prepared by W-T Communication Design Group, L. L. C., dated stamped received April 14, 2004 and consisting of 11 pages.
- 3. That the use be established and maintained in accordance with the approved plan.
- 4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
- 5. That the applicants obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
- 6. That the applicant comply with all the conditions of the Aviation Department for applications of this type.
- 7. That the applicant obtain FAA approval for the proposed facility prior to building permit issuance.

DATE INSPECTED:

03/23/04

DATE TYPED:

03/31/04

DATE REVISED:

04/06/04; 04/15/04

DATE FINALIZED:

04/15/04

DO'QW:AJT:MTF:JDR

Diane O'Quinn Williams, Director Miami-Dade County Department of

Trane Ollh

Planning and Zoning



MEMORANDUM



TO:

Diane Common Village Director Department of Ramming and Zoning

DATE:

March 15, 2004

MAR 2 2 2004

SUBJECT:

C-05 #Z2003000353 Gefen Inc./T-Mobil

7660 NW 186th Street

UU to Permit a Communication Tower

(3.69 Ac.) 11-52-40

FROM:

Alyce M Robertson, Assistant Director Environmental Resources Management

l of Planning I Zoning

MIAMI-DADE CON

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water

Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and a review of folio number 30-2011-016-0010 revealed the following:

Folio No. 34-2103-001-0710 DERM has file No. IW5-2723. There is a closed enforcement case against Country Club Shopping Center for dry cleaning solvent found in an on-site storm drain.

- 04/07/95- Notice of Required Testing Plan (NORTP) is due for submittal to DERM.
- 06/14/95- NORTP found to be incomplete by DERM. Structure needs to be identified and a soil boring with OVA analysis is required.
- 07/17/95- NORTP submittal pending review.
- 07/21/95- NORT Report (NORTR) due for submittal to DERM.
- 11/22/95- NORTR is received and pending review.
- 11/30/95- Contamination found in on site wells. A Contamination Assessment Report/Remedial Action Plan (CAR/RAP) is due.
- 04/17/96- CAR submittal received and pending review.
- 04/25/96- CAR Addendum (CARA) is due for submittal to DERM.
- 06/14/96- DERM conducted a Hazardous Waste Inspection of the subject site.
- 08/08/96 -Facility was accepted into the State Clean-up Program. Per FDEP website, the facility is still on the priority clean up list. Case closed by DERM pursuant to the provisions of Chapter 376 Florida Statutes which precludes further enforcement action for sites accepted into a State Clean up Program.

Folio # 30-2011-016-0010 DERM has file number IW5-2723. There is an open enforcement case against Superstar Cleaners, Inc. for contamination found in an on-site storm drain system.

- 03/06/03-Samples collected from on-site storm drain revealed hazardous levels of PERC, TCE and vinyl chloride. A Notice of Violation (NOV) was prepared for issuance.
- 03/10/03- DERM issued a formal NOV to the responsible parties for the violation.
- 06/26/03-No response to the NOV received, therefore DERM issued a Final Notice Prior To Court Action.

Page 3

07/22/03- Contamination Assessment Report (CAR) received by DERM is disapproved.

08/11/03- CAR Addendum (CARA) for the site is due.

10/31/03- DERM approved a request for a 30-day extension of time.

12/16/03-DERM sent letter requesting the \$462.00 review fee for the CARA submittal.

01/05/04- CARA review fee is received by DERM, CARA review by DERM is underway.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation- P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PH# 03-353 CZAB-5 Rev. 1

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Country Club Shopping Center, Inc. & T-Mobile

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This meets the traffic concurrency criteria set for an Initial Development Order.

Raul A. Pino, P.L.S.

APR. 15 2004

Date



Plans: PYes No Request: Location: 7600 NW 186 + St . Recommendation: Approved Approved with conditions Approved with no change from previous submittal Denial Denial Befer to DIC comments	Hearing Number:	<u> 203 -</u>	.3b3.								
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Impact of additional calls on closest station: Minimal Impact	If there is an impac	ct, below is	the service av	ailabil	ity:						
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RESCUE FIRE WATER & ENGINEERING BUREAU LOCATED AT 11805 SW 26 ST. BASED UPON THAT REVIEW, SITE PLANS MAY NEED MODIFICATION TO COMPLY WITH LIFE-SAFETY STANDARDS. Reviewed by: Phone: (786) 331-4542 Date: 1 2 4 6	AL RE UF SA	OT CONST LL SITE P ESCUE FIR PON THAT	ITUTE NOR IN LANS MUST RE WATER & I REVIEW, SIT	MPLY BE ENGI	SITE PLAN REVIEWED NEERING BU ANS MAY N	APPROVA AND APP JREAU LO IEED MOD	L. ROVED BY CATED AT DIFICATION	THE M 11805 : TO CO	MIAMI-DA SW 26 SI MPLY W	DE FIRE	104

TEAM METRO NW OFFICE

ENFORCEMENT HISTORY

COUNTRY CLUB SHOPPING CENTER INC./T-MOBIL	7600 NW 186 STREET, MIAMI- DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
04/04/04	HEARING NUMBER
DATE	03-353

CURRENT ENFORCEMENT HISTORY:

<u>03/30/04-</u> FIELD INSPECTION REVEALED AN ALUMINUM ROOF STRUCTURE ATTACHED TO THE WEST SIDE OF THE PRINCIPAL BUILDING LOCATED AT 7882 NW 186 ST. THE BUSINESS WAS IDENTIFIED AS "COLOMBIA LINDA RESTAURANT". A REFERRAL WAS MADE TO THE MIAMI-DADE BUILDING DEPARTMENT IN ORDER TO ADDRESS THE FACT THERE IS NO RECORD OF A BUILDING PERMIT FOR THE SUBJECT STRUCTURE.

NO OTHER ENFORCEMENT HISTORY IS ON RECORD.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

NAME AND ADDRESS	Percentage of Stock
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TODSIC RY	
If a TRUST or ESTATE owns or leases the subject property, list the tru interest held by each. [Note: Where beneficiaries are other than natural persons having the ultimate ownership inte	ersons, further disclosure sha
TRUST/ESTATE NAME:	
NAME AND ADDRESS	Percentage of Interest
If a PARTNERSHIP owns or leases the subject property, list the principa partners. [Note: Where partner(s) consist of other partnership(s), i corentities, further disclosure shall be made to identify the natural persons interests].	rporation(s), trust(s) or simila
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: COUNTRY CLUB SHOPPING CENTER, INC	·
NAME AND ADDRESS	Percentage of Stock
FELIPE A VALLS - 3663 SW 8TY ST, PH - MIAMI FL 33135	47.5%
ENZO DIMISE - 3663 SU 8-4 ST, PH-MIAMI FL 33135	47.5%
CARLOS TOZNES DE NAVARRA - 3663 SU 874 ST, P4 HIAM, FL 33135	5%
2	
If a TRUST or ESTATE owns or leases the subject property, list the trust ber interest held by each. [Note: Where beneficiaries are other than natural person be made to identify the natural persons having the ultimate ownership interest]. TRUST/ESTATE NAME:	s, further disclosure sha
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PARTNERSHIP OR LIMITED PARTNERSHIP NAME:	
NAME AND ADDRESS	Percent of Ownership

stockholders beneficiaries or partners consist	ficiaries or partners. [Note: Where principal officers, of other corporations, trusts, partnerships or similar fy natural persons having ultimate ownership interests].
NAME OF PURCHASER:	
NAME, ADDRESS AND OFFICE (if applicable)	
Date of contract:	
If any contingency clause or contract terms invo corporation, partnership or trust:	olve additional parties, list all individuals or officers, if a
NOTICE: For changes of ownership or changes but prior to the date of final public hear	in purchase contracts after the date of the application, ring, a supplemental disclosure of interest is required.
The above is a full disclosure of all parties of interest in	n this application to the best of my knowledge and belief.
Signature: Caulo toxu al Daw	Applicant)
·	
me or has produced	as identification.
(Notary Public)	OFFICIAL NOTARY SEAL EDUARDO S HERBUT
My conmission expires	COMMISSION NUMBER DD140647 MY COMMISSION EXPIRES AUG. 19,2006
the transfer of the second of the one or the	the equity interests in which are regularly traded on an

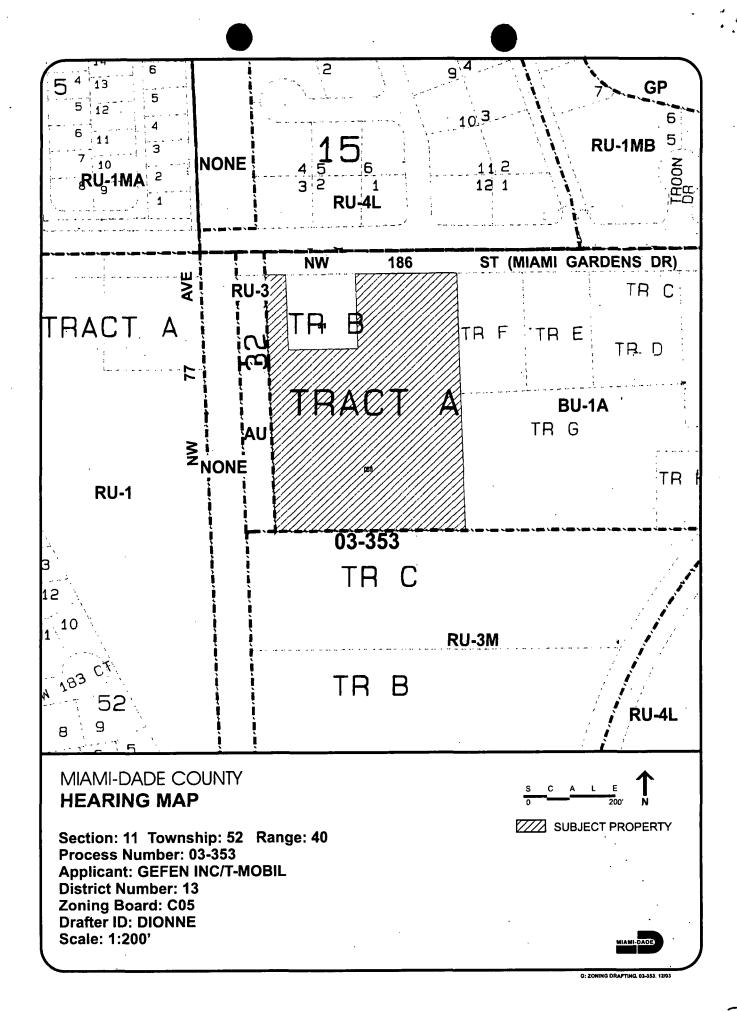
If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests]. NAME OF PURCHASER:_____ NAME, ADDRESS AND OFFICE (if applicable) Percentage of Interest Date of contract: If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust: NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required. The above is a full pischesure of all parties of interest in this application to the best of my knowledge and belief. Sworn to and subscribed before me this 21 day of odoben ... 2003. Affiant is personally known to ARMANDO FERNANDEZ Notary Public - State of Florida My Commission Expires Sep 4, 2006 Commission # DD147769 Bonded By National Notary Asen. My commission expires Sept 4, 08

If there is a CONTRACT FOR PURCHASE by a Corporation, Trust or Partnership, list purchasers below,

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



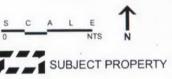


MIAMI-DADE COUNTY **AERIAL**

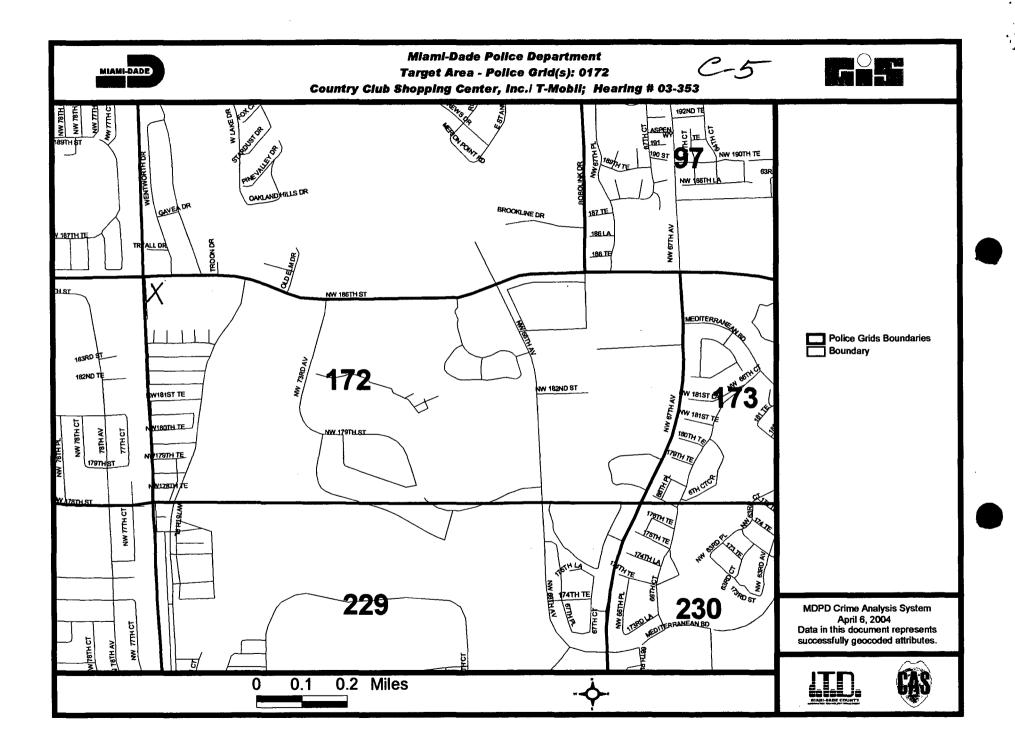
Section: 11 Township: 52 Range: 40 Process Number: 03-353

Applicant: GEFEN INC/T-MOBIL
District Number: 13
Zoning Board: C05
Drafter ID: DIONNE

Scale: NTS









Address Query for Events occurring at 7600 NW 186 ST For 1/1/02 Thru 2002-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01" and Dis.Police District Code in ("A", "E", "R", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident Address	Dis	Grid	AOP	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time
7600 NW 186 ST	М	0000	0	08/27/2002	0475966A		34	16:25:00	16:48:00	16:48:00
7600 NW 186 ST	м	0172	1	12/23/2002	0704940A		26JO	15:32:00	15:48:00	15:58:00
7600 NW 186 ST	м	0172	1	10/24/2002	0589302A	1	14	15:58:00	15:59:00	15:59:00
7600 NW 186 ST	м	0172	1	07/18/2002	0395543A	l	34	11:04:00	11:07:00	11:14:00
7600 NW 186 ST	м	0172	1	07/18/2002	0395478A		34	10:27:00	10:31:00	10:31:00
7600 NW 186 ST	м	0172	1	07/10/2002	0378886A	l	25A	06:58:00	06:59:00	07:05:00
7600 NW 186 ST	м	0172	1	06/24/2002	0347440A		34	16:13:00	16:18:00	16:18:00
7600 NW 186 ST	м	0172	1	01/09/2002			15	10:33:00	10:33:00	10:47:00
7600 NW 186 ST	м	0172	1	05/02/2002			15	12:56:00	12:56:00	12:56:00
7600 NW 186 ST	м	0172	1	06/24/2002			15	16:18:00	16:18:00	16:24:00
7600 NW 186 ST	м	0172	1	06/24/2002		1	15	16:23:00	16:23:00	16:23:00
7600 NW 186 ST	м	0172	1	07/10/2002		l	15	07:00:00	07:00:00	07:05:00
7600 NW 186 ST	м	0172	1	07/18/2002			15	10:29:00	10:29:00	10:29:00
7600 NW 186 ST	М	0172	1	07/18/2002	•		15	11:08:00	11:08:00	11:14:00
7600 NW 186 ST	м	0172	1	10/10/2002	,		13	09:52:00	09:52:00	09:52:00
7600 NW 186 ST/PK LOT	м	0172	1	10/04/2002			13	16:51:00	16:55:00	17:03:00
7600 NW 186 ST	м	0172	1	10/21/2002			25A	19:01:00	19:16:00	19:16:00
7600 NW 186 ST	м	0172	1	10/22/2002			25S	09:01:00	09:08:00	09:08:00
7600 NW 186 ST	м	0172	1	10/24/2002			15	16:00:00	16:00:00	16:00:00
7600 NW 186 ST	м	0172	1	01/27/2002	0051803A		14	12:16:00	12:26:00	12:34:00
7600 NW 186 ST	м	0172	1	01/09/2002	0015967A		14	10:19:00	10:33:00	10:47:00
:7600 NW 186 ST 60439 13:17	м	0173	2	05/02/2002	0240173A		27	12:56:00	12:56:00	12:56:00





Minmi-Dade Police Department Address Query for Events occurring at 7600 NW 186 ST For 1/1/03 Thru 2003-12-31

Miami-Dade Police Department

Crime Information Wareh

Detail Filter: Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01" and Dis.Police District Code in ("A", "E", "R", "J", "C", "D", "H", "Q", "I", "K", "N", "M", "", "ZZ", "P") and Dis.Incident Address contains "7600 NW 186 ST" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Dis.Primary Unit not contains 'SB'

Incident	Dis	Grid	AOP	Complaint	Case	Sig	Sig	Rcvd	Disp	1st Arriv	1st Arriv
Address				Date	Number		Suf	Time	Time	Time	Unit
7600 NW 186 ST	М	0172	1	12/23/2003	0684310B	-	32	19:21:55	19:41:27	19:51:00	M3302
7600 NW 186 ST	м	0172	1	12/01/2003	0640446B		14	09:31:59	09:49:55	09:49:55	M2105
7600 NW 186 ST	м	0172	1	11/14/2003	0610561B		14	13:19:49	13:38:42	13:38:42	M2303
7600 NW 186 ST	м	0172	1	10/21/2003	0565553B	l	25A	19:53:27	20:30:16	20:33:16	M3205
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003	0561016B	l	25A	12:11:00	12:24:22	12:24:22	M2205
7600 NW 186 ST	м	0172	1	10/26/2003	0574990B	ŀ	17	19:44:49	19:46:11	19:52:28	M3101
7600 NW 186 ST	м	0172	1	10/02/2003	0528860B	ł	14	15:50:46	16:05:43	16:07:43	M3102
7600 NW 186 ST/VIA M2501	м	0172	1	07/09/2003	0366767B		54	10:43:54	10:43:54	10:43:54	M2507
7600 NW 186 ST	м	0172	1	03/17/2003	0144482B	1	14	18:26:59	18:34:02	18:34:02	M3109
7600 NW 186 ST	м	0172	1	04/07/2003	0184856B		14	17:27:37	17:30:17	17:30:17	M3108
7600 NW 186 ST	м	0172	1	04/07/2003	0184814B		14	17:11:41	17:11:48	17:14:48	M3105
7600 NW 186 ST/UNIT A	м	0172	1	02/27/2003	0108604B]	39	16:32:26	16:32:26	16:32:26	M3103
7600 NW 186 ST/UNIT A	м	0172	1	02/27/2003	0108535B	2	34	15:58:50	15:59:25	16:02:38	M3103
7600 NW 186 ST/UNIT A	м	0172	1 1	02/27/2003		2	15	16:00:03	16:00:03	16:03:29	
7600 NW 186 ST	м	0172	1	03/17/2003			15	18:34:06	18:34:06	18:34:06	M3109
7600 NW 186 ST	м	0172	1	04/07/2003		Ì	15	17:30:22	17:30:22	17:30:22	M3108
7600 NW 186 ST/PIZZA HUT	м	0172	1 1	06/05/2003		1	15	23:56:32	23:56:32	00:04:55	M1502
7600 NW 186 ST	м	0172	1	10/02/2003			15	16:05:47	16:05:47	16:11:00	
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003			15	12:24:29	12:24:29	12:24:29	M2202
7600 NW 186 ST/UNIT A	м	0172	1	10/19/2003	,	l	15	12:26:27	12:26:27	12:26:27	M2205
7600 NW 186 ST	м	0172	1	10/26/2003		2	15	19:46:41	19:46:41	19:52:32	
7600 NW 186 ST	м	0172	1	10/21/2003		1	25A	23:13:03	23:18:45	23:18:45	М0000
7600 NW 186 ST	м	0172	1	10/21/2003			15	20:33:40	20:33:40	20:36:40	М3203
7600 NW 186 ST	м	0172	1	11/14/2003			15	13:38:48	13:38:48	13:38:48	M2303

Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNMENT	1230
	14	CONDUCT INVESTIGATION	1100
:	15	MEET AN OFFICER	3400
	16	D.U.I.	12
	17	TRAFFIC ACCIDENT	324
	18	HIT AND RUN	88
	19	TRAFFIC STOP	667
	20	TRAFFIC DETAIL	65
	21	LOST OR STOLEN TAG	78
	22	AUTO THEFT	179
	25	BURGLAR ALARM RINGING	917
	26	BURGLARY	326
	27	LARCENY	184
	28	VANDALISM	86
	29	ROBBERY	24
	32	ASSAULT	297
	33	SEX OFFENSE	21
	34	DISTURBANCE	945
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	33
	38	SUSPICIOUS PERSON	73
	39	PRISONER	80

Summarized Grid Information By Signal For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "48", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0172.	41	SICK OR INJURED PERSON	66
	43	BAKER ACT	22
	44	ATTEMPTED SUICIDE	10
	45	DEAD ON ARRIVAL	7
:	47	BOMB OR EXPLOSIVE ALERT	5
	48	EXPLOSION	3
	49	FIRE	36
	52	NARCOTICS INVESTIGATION	58
	53	ABDUCTION	2
	54	FRAUD	72
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172: 10477

Total Reported: 7147 Total Not Reported: 3330

Total for All Grids: 10477

Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Mlami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0172	13	SPECIAL INFORMATION/ASSIGNMENT	814
	14	CONDUCT INVESTIGATION	1194
	15	MEET AN OFFICER	3329
	16	D.U.I.	9
	17	TRAFFIC ACCIDENT	322
	18	HIT AND RUN	73
	19	TRAFFIC STOP	611
	20	TRAFFIC DETAIL	49
	21	LOST OR STOLEN TAG	83
	22	AUTO THEFT	178
	25	BURGLAR ALARM RINGING	522
	26	BURGLARY	285
İ	27	LARCENY	141
•	28	VANDALISM	71
	29	ROBBERY	26
	30	SHOOTING	2
	32	ASSAULT	278
	33	SEX OFFENSE	21
	34	DISTURBANCE	866
	36	MISSING PERSON	66
	37	SUSPICIOUS VEHICLE	45
	38	SUSPICIOUS PERSON	78

Summarized Grid Information By Signal For 1/1/03 Thru 2003-12-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2004-01-01") and (Dis.Grid in ("0172")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ("030", 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
0172.	39	PRISONER	75
	41	SICK OR INJURED PERSON	125
	43	BAKER ACT	30
	44	ATTEMPTED SUICIDE	12
	45	DEAD ON ARRIVAL	6
	47	BOMB OR EXPLOSIVE ALERT	3
	48	EXPLOSION	1
	49	FIRE	41
	52	NARCOTICS INVESTIGATION	70
	53	ABDUCTION	2
	54	FRAUD	80
	55	WEAPONS VIOLATION	1

Total Signals for Grid 0172 :

9509

Total Reported: 6571

Total Not Reported: 2938

Total for All Grids: 9509



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o A@

Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0172

PART I Crimes	Total Crimes	
110A - RAPE	1	
110B - SODOMY	1	
110C - FONDLING	2	
1200 - ROBBERY	17	
130A - AGGRAVATED ASSAULT	53	
130D - AGGRAVATED STALKING	1	
2200 - BURGLARY	104	
230A - POCKET PICKING	1	
230C - SHOPLIFTING	34	
230F - SHOPLIFTING FROM A MOTOR VEHICLE	152	
230G - SHOPLIFTING ALL OTHERS	134	
2400 - MOTOR VEHICLE THEFT	112	



MIAMI-DADE POLICE DEPARTMENT Part Land Part II Crimes W/O ACA

Part I and Part II Crimes w/o A Reporting Agency: MDPD From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0172

Crimes	
2	
3	
80	
30	
2	
19	
15	
29	
1	
	2 3 80 30 2 19 15 29

Grand Total:

793

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("0172")) and Ol.Reporting_Agency_Code = "030"



MIAMI-DADE POLICE DEPARTMENT Part I and Part II Crimes w/o ACC

Reporting Agency: MDPD From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 0172

PART I	Crimes	Total Crimes	
090A -	MURDER - NONNEG MANSLAUGHTER	1	
110A -	RAPE	2	
110B -	SODOMY	1	· .
110C -	FONDLING	5	
1200 -	ROBBERY	22	
130A -	AGGRAVATED ASSAULT	47	
2200 -	BURGLARY	82	
230B -	PURSE SNATCHING	1	
230C -	SHOPLIFTING	39	
230E -	SHOPLIFTING FROM A COIN MACHINE	1	
230F -	SHOPLIFTING FROM A MOTOR VEHICLE	120	<u>, ; , , , , , , , , , , , , , , , , , ,</u>
230G -	SHOPLIFTING ALL OTHERS	117	,
2400 - 1	MOTOR VEHICLE THEFT	99	



Miami-Dade Police Department

Prompt Variable Used: All County: N

Part I and Part II Crimes w/o AC

Reporting Agency: MDPD From 1/1/03 Thru 1/1/04 YEAR: 2003

Crime Information Warehouse

Grid(s): 0172

PART II Crimes	Total Crimes	
1000 - KIDNAPPING - ABDUCTION	1	
2000 - ARSON	2	
130B - SIMPLE ASSAULT	103	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	53	
260A - FRAUD CON/SWINDLE/FALSE PRET.	24	
260B - FRAUD CREDIT CARD/ATM	8	
260D - IMPERSONATION	28	

Grand Total:

756

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2004-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260E', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aca Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("0172")) and Ol.Reporting_Agency_Code = "030"



Diane O'Quinn Williams

Director

Department of Planning and Zoning

FROM: Roosevelt Bradley, Directo

Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



MEMORANDUM

Jelen B

TO: Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

M

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Devel

W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



DEPT. OF PLANNING & ZOWING
BY

TO:

Guillermo E. Olmedillo. Director Building & Zoning Department DATE:

May 3rd, 1999

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

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When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year Year			20,40	RESOURCE	S RECOVERY	FACILITY		<u> </u>	RTIFA	CILITY			LANDFILLS		WHEELABRATOR	
Projections Christic Unders to Tres to South Dade Tres to Tres to South Dade Tres to	- 1	ومعر مسه	, r		_			•					NORTH DADE	WMI	(contract had ended on	4
13 2 13 2 13 2 13 2 13 2 13 2 13 2 13 2 13		Projections	Gross	South Dade	Tires to				North Dade and Medley	Ash to R.R.	Tonnage	Garbage	Trash		Trash	Total
1,715,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 273,500 395,000 100,000 0 1,77 (005 *** 1,715,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (006 *** 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (007 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (008 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (009 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (009 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (001 1,705,500 936,000 178,000 14,000 936,000 178,000 14,000 936,000 178,000 14,000 936,000 178,000 178,000 14,000 936,000 (81% Garbage; 9% Trash, includes Tires) 270,000 (RTI) **TOTAL @ 1.71M			1111	•		[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2005 1,715,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 127,000 67,000 176,000 270,000 176,000 176,000 283,500 395,000 100,000 0 1,77 (1705,500 938,000 178,000 14,000 122,000 622,000 127,000 67,000 176,000														146,000	8,000	1,836,0
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2007 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 936,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 938,000 178,000 14,000 122,000 622,000 270,000 67,000 27,000 176,000 283,500 395,000 100,000 0 1,77 (2010 1,705,500 938,000 178,000 14,000 935,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI) **TOTAL @ 1.71M															0	1,715,5
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ARBAGE 54.3% 997,000 RASH 44.4% 516,000 PECIAL (includes Tires) 1.3% 24,000	"TOTAL	1.71M		853,000		14,000	936,000 270,000	(91% Garbag (RTI)	e; 9% Trash, includ	les Tires)					٠.	
RASH 44.4% 816,000 PECIAL (includes Tires) 1.3% 24,000	OTAL WAS	STE STREAM	PERCENTAGE	ES @1.84 MILLI	ONS TONS											
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	PECIAL (ir DTAL	nctudes Tires) 1	1.3%						•						. • •	

Year		Ashfill Capacity*	٠.		South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed	ν'	
Base Capacity		207,000			4,352,000	3,130,000	146,000		
2003	٠.	61,000			3,942,000	2,797,000	100,000		
2004	4.2	· o	•		3,668,500	2,402,000	188,000		
2005	5 e	0			3,395,000	2,007,000	249,000		
2006		0			3,131,500	1,612,000	249,000		
2007		0			2,888,000	1,217,000	249,000		
2008		0			2,604,500	822,000	249,000		
2009	•	0			2,341,000	427,000	249,000		
2010		0			2,077,500	32,000	249,000		•
2011		. 0			1,702,000	0	500,000		
2012		C			1,294,500	ŏ	500,000		
2013		0			887,000	ŏ	500,000		
2014		0			479,500		500,000		
2015		o ·			72,000	Ö	500,000		
2016		0			0	. 0	000,000	-,21	
2017	· 5.	Ō			ō	ŏ			
2018	*	a			Ō	Ŏ.			
Total Remaining Years		0		•	12	. 6		an are to	

- Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to Bouth Dade Landfill and Medley Landfill (MMI).
- ** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is \$00,000 tons; Minimum Contractual Tonnage per year to WMI is \$00,000 tons; Minimum Contractual Tonnage per year to WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill All capacity figures are derived from the Capacity of Mizmi-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued	crued Total Need @ Existing Local Open Space		Space	Total Local	Surplus (Deficit)	Level of		
	Population	Populacion	Population	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space		Service
		4	==== ===	=======================================	=======================================		========	-======================================	========	:======
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
7	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1.520.83	1.495

TO:

Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Waste Managemer

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

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Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



10:

Guillermo E. Olmedillo. Director

DATE:

May 3rd. 1999

Building & Zoning Department

SUBJECT:Concurrency
Approval

FROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

			RESOURCE	S RECOVERY	FACILITY			RTI FA	CILITY			LANDFILLS		WHEELABRATOR	
											SOUTH DADE	NORTH DADE	WMI	(contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
					[1]	[2]			[3]	[4]	[5]	(6)	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000		17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2009 2010	1,705,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	263,500 263,500	395,000 395,000	100,000 100,000		1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	822,000		67,000	27,000	176,000	263,500	395,000	100,000		1,705,500 1,705,500
	ES RECOVER		GARBAGE	TRASH	TIRES	TOTAL	,.,					500,000	100,000		1,100,000
TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tues)						
" TOTAL (@ 1.72M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)				•		
··· TOTAL	@ 1.71M		853,000	69,000 270,000	14,000	936,000 270,000		ge; 9% Trash, includ	les Tires)						
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE TRASH 44.	4%		997,000 816,000												
SPECIAL (1 TOTAL	includes Tires)	1.3%	24,000 1,837,000												

•	Ashfill	South Dade	North Dade	WMI ****
Year .	Capacity *			Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	. 0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013 .	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0 .	. 0	·
2017	0	0	0	
2018	0	O	Ó	
Total Remaining Years	0	12	. 6	

- * Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
- -** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
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- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year to UMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After VMI disposal contract ends tonnage goes to South Dade Landfill.

 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @					Surplus (Deficit)	Level of
	Populacion	FOPUTACION	Populacion	Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====	:=======	:========					yee===============			.======
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 _6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
TOT	:1,181,612	69,437	.1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495



TO: Guillermo E. Olmedillo

Director

Department of Planning and Zoning

DATE:

September 22, 2000

SUBJECT:

Solid Waste Disposal

Concurrency Determination

· FROM:

Andrew Wilfork

Director/

Department of Solid Waste Managemen

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

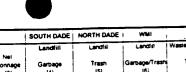
The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Debartment of Solid Waste Manageme Solid Waste Facility Capacity Analysis Fiscal Year 1989-2000





			DECOURCE	S RECOVERY FA	ACILITY			TRASH-TO-F	UEL FACILITY		SOUTH DADE	NORTH DADE	i wwi	WII	
1	i L		RESCURCE	J NEGOTE							Landfill	Landfill	Landin	Waste to energy	
Year	Waste Projections (lons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Nei Tonnage [3]	Garbage [4]	Trash (5)	Garbage/Trash [6]	[7]	Total (1)-(7)
						475 000	196,000	18,000	22,000	156,000	323.000	272.000		1	1,746,000
2000	1,746,000	936,000	152,000	12.000		625,000		48.000	27,000	195,000		264,000	140,000		1,687,000
2001 **	1.687,000	936,000	157,000	11,000	138,000	620.000	270.000		27,000	195,000			140,000	100,000	1,687,000
	1.587.000	936,000	167,000	11,000	138,000	620,000	270.000	48.000		195,000	1	1		0	1,687,000
2002	1,687,000	936,000	167.000	11,000	138,000	620.000	270,000	48.000	27,000					. 0	1.687.000
2003 ***		936,000	167,000	11,000	138,000	520,000	270,000	45,000	27.000	195,000					1,687,000
2004	1,687,000		167,000	11,000		620,000	270,000	48.000	27,000	195,000					1,687,000
2005	1,687.000	936,000	167,000	11,000		620,000	270,000	48,000	27.000	195,000					1,687,000
2006	1,587,000	936,000		11,000		620,000		48,000	27,000	195,000					1,687,000
2007	1,687,000	936,000 936,000	167.000 167.000	11,000		820.000		48 000	27.000	195.000	230.000	364.000	140.000	·	1,007,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL & 175M	870 000	66,000	936.000 (93%G/7%T)
		195,000	196,000 (RTI)
" TOTAL & 1 59M	870,000	66,000	936.000 (93%G/7%T
TOTAL BY TOTAL	•	270,000	270 000 (RTI)
TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T
Wo 100,000 to WTi		270,000	270,000 (RTI)
TOTAL	WASTE STREAM	PERCENTAGES	
@1 69 MILLIONS TO	ONS		
GARBAGE 55 4%			952.000
TRASH 43 3%			730,000
SPECIAL 0 3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		South Dede	North Dade	South Dade (w/o cell 5)
AGENTAL CONTRACTOR OF THE PROPERTY OF THE PROP	Ashfill	Capacity **_	Capacity ***	(re less 4.4 m tons)
Year	Capacity	9,148,000	3,943,000	4,748,000
Base Capacity	3.150.000	8,625,000	3,671,000	4,425,000
2000	3,003.000	8,595,000	3,407,000	4,195,000
2001	2.865.000	8.365.000	3,143,000	3,965,000
2002	2,727.000	8,135,000	2,779,000	3,735,000
2003	2,589,000	7.905.000	2,415,000	3,505,000
2004	2.451.000	7,675,000	2,051,000	3,275.000
2005	2,313.000	7,445,000	1,687,000	3,045.000
2006	2,175.000	7,215,000	1,323,000	2,815,000
2007	2,037.000	6.985.000	959,000	2,585,000
2008	1,699,000	6.755 000	595,000	2,355,000
2009	1,761,000	8.525 000	231,000	2,125,000
2010	1,623,900	6,295,000	·	1,895.000
2011	1,485.000	6,085,000	0	1,665,000
2012	1,347,000	5,635,000	0	1,435.000
2013	1,209.000	5,605.000	Č	1,205,000
2014	1,071,000	5,375,000	0	975,000
2015	933,000	5.145.000	ō	745,000 -
2016	79 5,00 0	4,915,000	ň	515,000
2017	657.000	4.685,000	Č	285.000
2018	519,000	4,455,000	ē	55,000
2019	381.000	4,225,000	ŏ	-175,000
2020	243.000	3,995,000	ŏ	-405,000
2021	105.000	3,732,000	G	-668,000
2022	0	3,354,000	ō	-1,038,000
2073	. 0	2 996 002	č	-1,404,000
2024	ð	2,990 077	è	-1,772,000
2025	0	2.828.000	õ	-2,140.000
2026	e e	1,892,000	ě	-2,508.000
2027	9		ō	-2 876,000
2028	C	1,524,000	Ö	-3,244.000
2029	0	1,156,000	0	-3,612,000
	о .	788.000		3,980,000
∠030 2031	0	420.000	0	-4,348.000
2032	٥	52.000	0	-4,716,000
2032	o .	-316,000	0	-5,084,000
2033	0	-684,000	0	-5.452,000
	0	-1,052.000		-5.820.000
2035	0	-1,420.000	0	-6,188,000
2036	0	-1,788.000	0	-8,556.000
2037	0	-2.158,000	0	-6,924,000
2036	° c	-2,524,000	0	-0.824.000
2039	-			
				19
Total Remaining Years	21	32	10	19
IDIA NEGAMINI TEAS				

"Agrific capacity includes call 17-20, cells 19-20 have not been constructed."
"South Dade includes call 3, 4 and 5, call 5 has not been constructed. Once agrific capacity is used up as no goes to South Dade. Assumes as unders consumes capacity whether or not it is used as cover ""Horn Dade capacity is generate buildout of the facility. When horn Dade landfill capacity is depleted that is exported Air capacity layers are derived from the Capacity of Martin-Dade County Landfile report prepared by the Engineering Division of the Department of South Waste Management. Dated October 1999.

MEMORANDUM



TO:

Dianne O'Quinn-Williams, Director Department of Planning and Zoning

DATE:

September 18, 2003

FROM:

Vivian Donnell Rodriguez, Director Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z W. Howard Gregg, Asst. Director for Planning & Development, PARD Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000	Accrued	Total	Need @	Exist	ing Local Open S	Total Local	Surplus (Deficit)	Level	
	Population.	Population	Population	2.75 Acres Per 1000 (Acres)	Park Acres	School field Acres	1/2 Private Acres	Open Space	Acres	Service
====	.=========	=========	=======================================	=======================================	*=========	=======================================	±=====================================		=======================================	:
1 2 3	476,880 563,033 141,699	25,585 19,245 24,607	502,465 582,278 166,306	1,381.77 1,601.24 457.33	1,198.25 1,564.11 578.93	702.34 508.33 177.20	85.32 139.79 6.90	1,985.91 2,212.23 763.03	604.14 610.99 305.70	1.437 1.381 1.668
===:			========	===========	***********	### ######	=======================================	=========	=======================================	=======
тот	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

TO:

Diane O'Quinn Williams

Director

Departmen

FROM: Robsevelt Bradley,

Miami Dade Transit

DATE:

October 14, 2003

SUBJECT: FY04 Blanket

Concurrency Approval

for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E. Mario G. Garcia



DEPT. OF PLANNING & ZONING

TO: Diane O'Quinn Williams

Director

Department of Planning and Zoning

DATE:

September 12, 2003

SUBJECT:

Solid Waste Disposal

Concurrency Determination

FROM:

Andrew Wilfork

Director

Department of Solid Wastel Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM



Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

		RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS				
											SOUTH	NORTH DADE	WMI	WHEELABRATOR (contract had ended on 12/31/02)	
Year	Waste Projections (tons)	On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	Garbage	Trash	Garbage &Trash	Trash	Total
1					[1]	(2)		22.10111	[3]	[4]	(5)	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500 1,705,500	936,000 936,000	178,000 178,000	14,000 14,000	122,000 122,000	622,000 622,000	270,000 270,000	67,000 67,000	27,000 27,000	176,000 176,000	273,500 263,500	395,000 395,000	100,000 100,000	0	1,715,500 1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	ő	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	ō	1.705.500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	ō	1,705,500
2011	1,705,500	938,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
RESOURC	RESOURCES RECOVERY GARBAGE TRASH TIRES TOTAL														
· TOTAL	@ 1.84M		853,000	69,000 270,000	14,000	935,000 270,000		je; 9% Trash, includ	ies Tires)						
" TOTAL (1.72M		853,000	69,000 270,000	14,000	936,000 270,000		je; 9% Trash, includ	fes Tires)				•		
··· TOTAL (⊉ 1.71M		853,000	69,000 270,000	14,000	935,000 270,000		je; 9% Trash, includ	les Tires)						
TOTAL WA	STE STREAM	PERCENTAGE	ES @1.84 MILL	IONS TONS											
GARBAGE			997,000												
TRASH 44.4% SPECIAL (includes Tires) 1.			816,000 24,000												
TOTAL	naudes (#es)	1.376	1,837,000												
REMAININ	G CAPACITY I	BY FACILITY A	T END OF FIS	CAL YEAR											ì
		•			Ashfill						outh Dade	North Dade	WMI		
Year					Capacity *						Capacity **	Capacity ***	Disposed		
Base Cap	acity				207,000			•			4,352,000		146,000		
2003					61,000						3,942,000		100,000		
2004					0						3,668,500		188,000		
2005 2006					0						3,131,500		249,000 249,000		
2005					0						2,868,000		249,000		
2008					0						2,604,500		249,000		
2009					ŏ						2,341,000		249,000		
2010					ō						2,077,500		249,000		
2011 0								1,702,000		500,000					
2012 0							1,294,500		500,000						
2013					0						887,000		500,000		
2014					0						479,500		500,000		
2015					0						72,000		500,000		
2016					0						0				
2017 2018					0						0	-			
Total Ren	naining Year:	\$			0			•			12	6			

- · Ashfill capacity includes cells 17 and 18; cells 19:20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).
- ** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.
- *** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.
- **** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

T O :

Guillermo E. Olmedillo. Director Building & Zoning Department

DATE:

May 3rd, 1999

SUBJECT:Concurrency

Approval

₹ROM:

Earl L. Carlton, Captain

Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser